

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



6 Blackthorn Drive

, Hayling Island, PO11 9PA

£365,000

Arden & Way are delighted to present in the sales market this four bedroom recently renovated family home. Situated within a mile of Mengham Village with amenities such as shops, cafes, doctors surgery and pharmacy, and within half a mile of Hayling Island's beautiful Seafront, this property is in an ideal location.

The ground floor accommodation comprises of an entrance hall leading to the following: Conveniently positioned downstairs W.C, sleek kitchen complete with breakfast bar, ample sized office space intelligently situated under the stairs utilising the space this property has to offer and large lounge/diner with sliding doors leading onto the garden. Upstairs you will find four bedrooms, all of which are of a good size, modern family bathroom which boasts both a bath with tv and walk in shower.

Externally the property offers an out building with power and light, currently used as a gym/workshop however this space could easily be used as a bar, games room or annex with the potential for water to be connected. The rear enclosed private garden is laid mostly in lawn with decking area and gated side access from the front of the property. Reasonably sized driveway and garage equipped with utility facilities which can be accessed directly from inside the property.

For more information or to arrange a viewing please contact Arden & Way.

Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



4



1



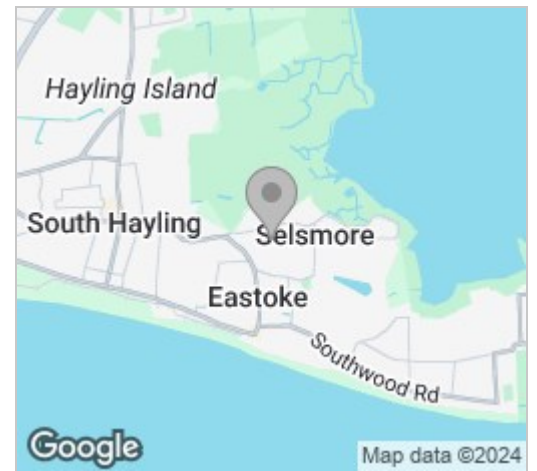
1



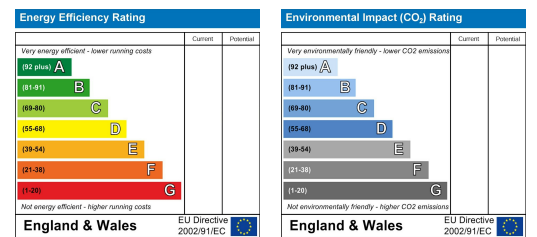
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899

Email: info@ardenway.co.uk

www.ardenway.co.uk