

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### 6 Linden Grove, Hayling Island, PO11 9DG

Offers in excess of £265,000

Arden & Way are pleased to present to the market this 2 bedroom property with a separate garage in a desirable CUL-DE-SAC with a WEST FACING GARDEN. An ideal property for any first or second time buyer, investor or someone looking for an ideal home in a convenient location. Situated in central Hayling Island, this property is within close proximity to a range of amenities including, shops, local schools, doctors surgery, pharmacy, dentist and more, Hayling Islands beautiful beach with pleasant coastal walks is also within easy reach.

The ground floor consists of a porch leading to the living room which offers a good, light space. The kitchen is generous in size and can comfortably fit a family dining table, off the kitchen is a bright and airy conservatory. Upstairs is two great sized bedrooms with large windows again offering plenty of natural light. The family bathroom features a convenient walk in shower. To the rear of the property is a low maintenance, slabbed garden with side access to the garage.

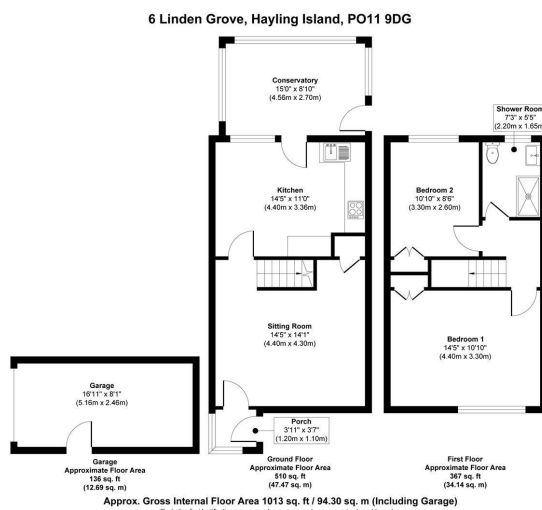
The property is a solid 'blank canvas' ready for someone to make their own.

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



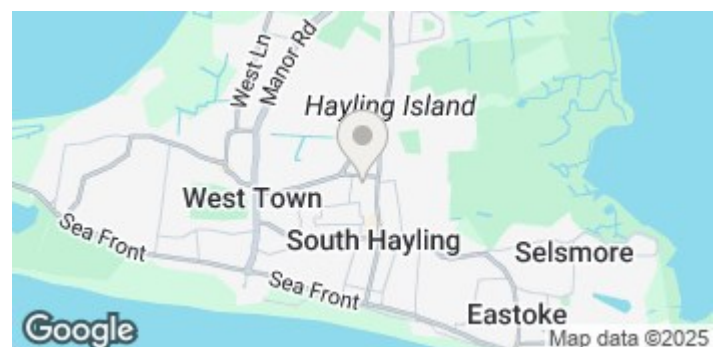
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	67	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.

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