

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



16 Windsurfing Place

, Hayling Island, PO11 9FR

Asking price £335,000

Arden & Way are pleased to bring to the market this superbly located three-bedroom semi-detached house, nestled on a desirable corner plot. Conveniently situated with easy access to local shops, restaurants, and the popular golf course, this property offers both practicality and comfort. Built in 2017, the house benefits from an NHBC warranty, providing peace of mind for the new owners.

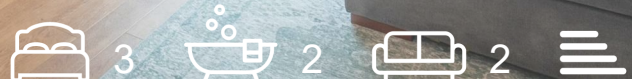
The ground floor is accessed via an inviting entrance hallway, which leads to all key rooms. The contemporary kitchen/diner is well-equipped, featuring generous cupboard space, ideal storage for white goods, and pristine work tops. The spacious lounge provides ample room for furnishings and is filled with natural light, creating a welcoming atmosphere. This room opens into a conservatory, currently used as an additional reception space, and fitted with glass doors, making it versatile for year-round use. The garden is a standout feature, offering privacy and no direct overlooking from neighbouring properties. It's beautifully landscaped, with a large shed and a patio area, perfect for entertaining. A convenient cloakroom/WC is also located on the ground floor.

Upstairs, the first floor accommodates two generously proportioned double bedrooms, both offering a bright and airy feel. The master bedroom benefits from an en-suite shower room, enhancing the comfort and convenience of this space. The third bedroom, currently being used as a dressing room, offers flexibility as a toddler's room or a home office for remote workers. All bedrooms enjoy pleasant views of the surrounding area. The modern family bathroom is fitted with a bath and overhead shower, as well as a basin and WC, offering a sleek and functional space.

- Three bed Semi detached house
- Two reception room plus a large kitchen dining room
- Modern fitted kitchen
- Modern lounge
- Master bedroom with ensuite
- Good sized low maintenance garden
- Built in 2017 with NHBC warranty
- GCH & Double glazing
- Driveway with Off road Parking
- Conservatory Driveway

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.



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 firms 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