

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



## 2 Eastoke Avenue , Hayling Island, PO11 9QP **Asking price £635,000**

Arden & Way are delighted to present to the sales market this recently renovated 4 bedroom family home situated approximately 100 yards from Hayling Island's beautiful beach, with sea views. Located in close proximity to Hayling Islands prestige Sailing Club, this property is in a perfect location for water enthusiasts or those that enjoy coastal walks. This property is within easy reach of local amenities such as shops, schools, dentist, doctors surgery and pharmacies. Havant Town Centre with its train service to London is also only an approximate twenty-minute drive away.

Entering the property you are greeted with a convenient entrance porch which leads onto the following downstairs accommodation: large living room complete with log burner creating a focal point for the room and french doors accessing the south facing garden, downstairs W.C., modern fitted kitchen boasting integrated appliances and breakfast bar, good sized dining room and generously sized utility room. Downstairs also benefits from a double bedroom with ensuite shower room, a great additional bedroom or guest suite. Upstairs you will find a further three double bedrooms, two of which have sea views, the master includes fitted wardrobes and ensuite shower room, family bathroom with both bath and separate shower, and study, ideal for working from home. This home is beautifully decorated to a high specification throughout.

Externally this property offers a good sized driveway with ample off road parking for cars, a motorcycle or a boat etc. Garage with access to the house. The south facing private enclosed garden is well maintained with patio and pergola currently housing a hot tub, a fantastic area to socialise with family and friends.

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



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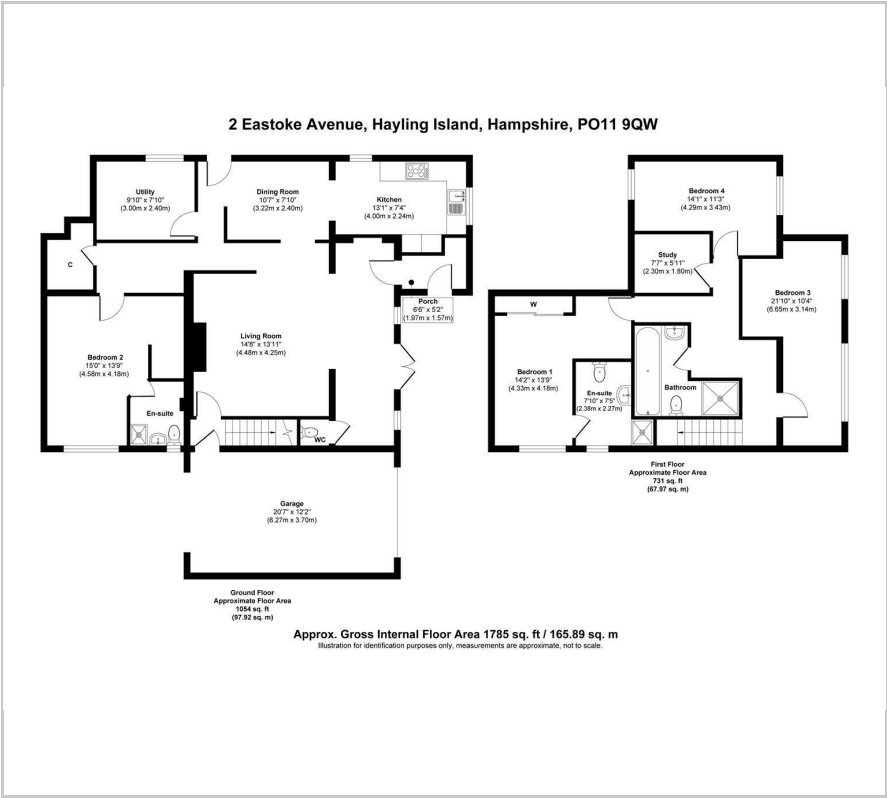


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Floor Plan



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.

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