

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



2b Selsmore Avenue, Hayling Island, PO11 9PB
Asking price £525,000

Welcome to your dream home! This stunning 3-bedroom detached family home, complete with a study or optional 4th bedroom, is ready to embrace its new owners. Just three years ago, it underwent a fabulous renovation and is now the epitome of modern living.

Step inside and be greeted by a welcoming hallway that leads you to your new favourite spot: the kitchen. With its elegant shaker-style design, high quality quartz worktops, Bosch appliances, butler sink and a flow into the open-plan dining area, it's perfect for family gatherings or entertaining friends. Bifold doors open up to reveal an extremely spacious garden, letting in plenty of natural light and creating a seamless indoor-outdoor harmony.

The lounge at the front is cozy yet contemporary, boasting a large window and a chic entertainment wall with a modern fireplace. For those who work from home, there's a well-sized office space or 4th bedroom, and a stylish shower room featuring a sleek glass shower screen.

Head upstairs to find three beautifully appointed bedrooms. The master offers serene garden views, the second is another generous double, and the third is a perfect single for a child or guest room. The minimalist-designed family bathroom with a freestanding bath adds a touch of luxury.

Outside, enjoy a large private garden with kids play park, ideal for family activities and relaxation. The driveway provides ample parking, side access and leads to a garage with utility room access.

With its perfect blend of comfort, style, and functionality, this home truly has it all. Close proximity to marina, beach and local amenities. Don't miss out on this unique opportunity. Schedule your viewing today!

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

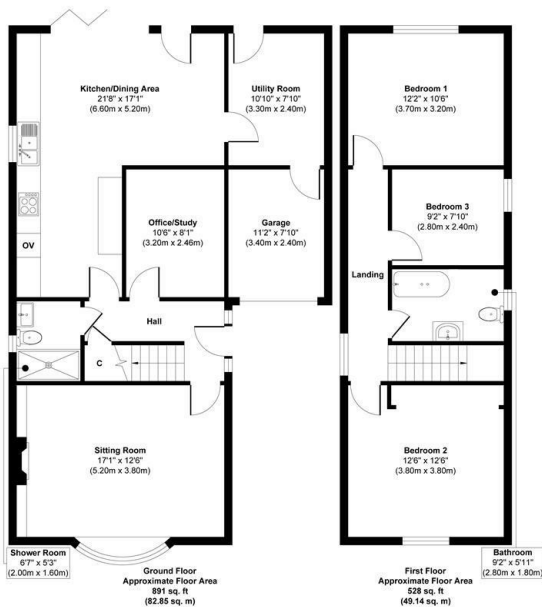
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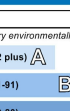
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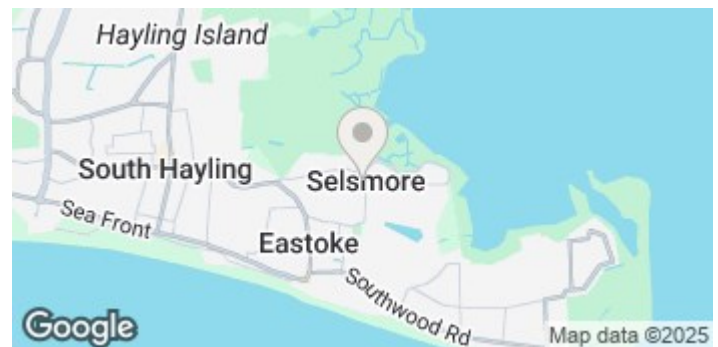


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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