

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



53a Sea View Road

, Hayling Island, PO11 9PD

**Offers in excess of £595,000**

Arden & Way are pleased to present to the sales market this delightful four bedroom bungalow. Desirably located within a quiet cul-de-sac this property is just a short distance from beautiful coastal walks and local amenities.

Situated within a generous plot the accommodation comprises of an inviting hallway with doors leading to: large sitting room featuring patio doors and a south facing bay window flooding the room with an abundance of natural light, contemporary fireplace compliments the room. The dining room is open plan to the lounge and adjoins to the kitchen, in the kitchen you will find a considerable amount of wall and floor based units, providing a great amount of storage and work surfaces, the kitchen also accommodates plenty of space for a further table and chairs. A light filled conservatory adjoins the kitchen and offers a tranquil space to enjoy views over the garden. The master bedroom boasts built in wardrobe and en-suite bathroom benefiting from bath and separate shower. Bedroom two is also of a good size again with built in wardrobe, in addition bedroom 3 is a well proportioned double. Uniquely bedroom 4 the study has a bay light window, a brilliant use of space. Family bathroom with four piece suite is conveniently located in the centre of the home.

Externally the property offers a mature private picturesque garden featuring a well kept lawn and shrubs. Two patios with space for outdoor furnishings and appealing sunroom house. Paved gated side access to the front of the property. The block paved driveway offers ample parking, furthermore the large garage can also accommodate a vehicle and plentiful storage space. The garage can also be accessed internally.

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



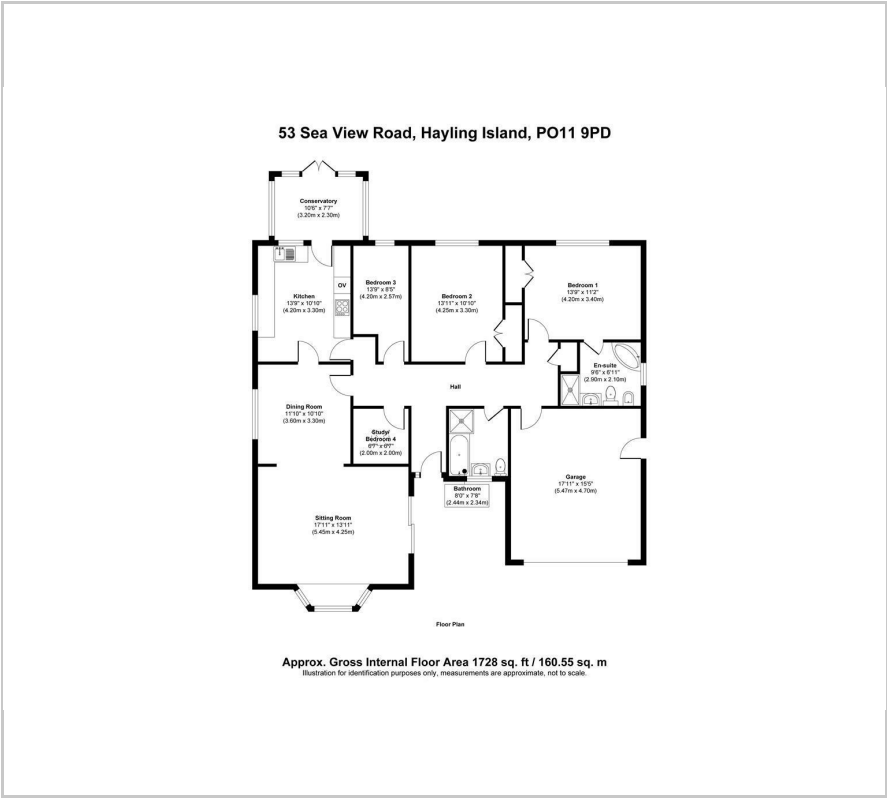
2



2



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](mailto:info@ardenway.co.uk)

[www.ardenway.co.uk](http://www.ardenway.co.uk)