

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



St Ebbes Cottage Victoria Road, Hayling Island, PO11 0LU

£510,000

Arden & Way are excited to present this stylish and contemporary three-bedroom detached home for sale, situated in a peaceful cul-de-sac on the north side of Hayling Island. This welcoming property offers a tranquil retreat from daily life while still providing easy access to local amenities. Its close proximity to Havant station allows for convenient train travel to London, adding to its appeal. The popular Hayling Billy Trail with its pleasant coastal walks and cycle pathways is also within easy reach.

Step inside to discover a spacious open-plan kitchen, lounge and dining area, ideal for entertaining friends or enjoying family gatherings. Large sliding doors open to a private, west-facing rear garden, offering an enchanting outdoor space for dining and relaxation. The ground floor also features a handy W/C and a third double bedroom complete with an ensuite shower room, providing flexibility for guests or family.

On the upper level, you'll find two generously sized double bedrooms, both equipped with built-in wardrobes and convenient eaves storage. A beautifully presented modern family bathroom concludes the home's thoughtful internal layout.

Additional perks include driveway and garage parking, providing both convenience and security for your vehicles. Don't miss out on this fantastic opportunity! For more information or to schedule a viewing, please reach out to Arden & Way today!

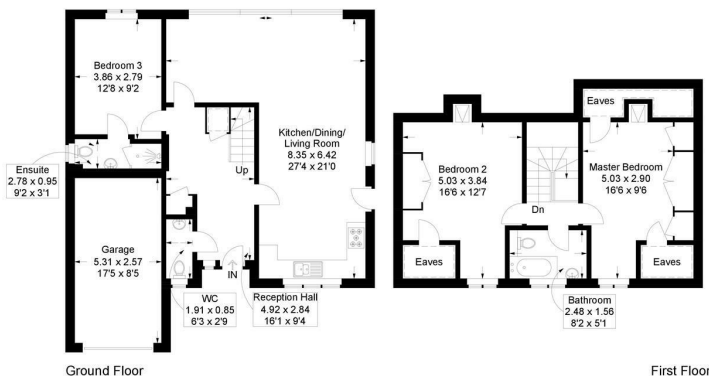
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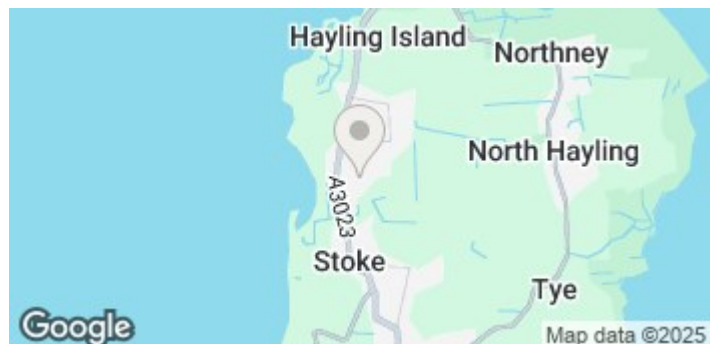
Approximate Gross Internal Area = 131.3 sq m / 1414 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 4.3 sq m / 46 sq ft
Total = 135.6 sq m / 1460 sq ft



■ Reduced headroom below 1.5m / 5'0"
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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	



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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