

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



4 Culver Drive, Hayling Island, Hampshire, PO11 9LX £550,000

Arden & Way is pleased to introduce this three-bedroom detached property, available with no onward chain. Located in a desirable private estate on the picturesque south side of Hayling Island, this home is just a short walk from the stunning waterfront. With a delightful balcony offering sea views, this opportunity is not to be overlooked!

Upon entering, you are welcomed by an inviting hallway that leads to a spacious living area. The contemporary kitchen is fully equipped with ample cupboard space, a range cooker, integrated appliances, and numerous electric sockets to meet all your needs. The expansive open-plan lounge and dining area is perfect for entertaining, filled with natural light from patio doors that seamlessly connect to the front garden. The dining area also features patio doors that lead into a sunroom and the lovely west-facing garden at the rear. A convenient downstairs WC adds practicality to the ground floor.

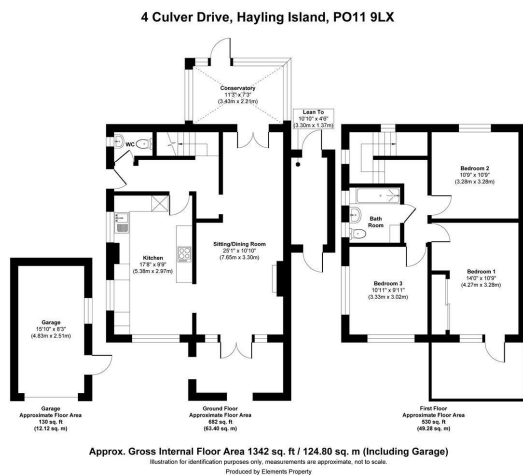
As you make your way upstairs, you'll find three generously sized double bedrooms, each offering lovely outlooks, with two of the bedrooms enjoying the sea views. The master bedroom includes fitted wardrobes and a private balcony. The modern family bathroom features a bath with an overhead shower.

Outside, the property boasts low-maintenance gardens at both the front and rear, ensuring privacy and tranquility. Additionally, there is a garage and a driveway with ample space for multiple vehicles, making this home an excellent choice for families or those seeking a seaside retreat.

For more information or to arrange a viewing, please contact Arden & Way!

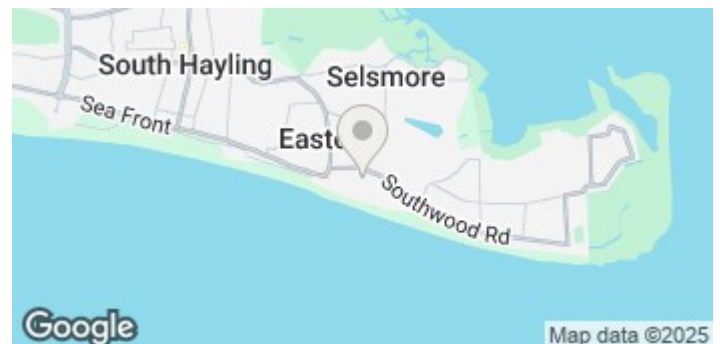
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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



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