

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



## 25 St. Aubins Park , Hayling Island, PO11 0HQ £850,000

Arden & Way are delighted to present this exceptional, high-specification four-bedroom detached home, ideally located in a sought-after cul-de-sac just off St. Catherine's Road.

Situated within a quarter of a mile from the seafront and close to Hayling Golf Club, this impressive property offers a perfect blend of lifestyle and convenience. West Town Village is just half a mile away, providing a range of local shops, a park, and a community centre. This is truly a must-see home!

Offered with no onward chain and ready for immediate occupation, this property is perfectly suited for families and those seeking spacious, modern living. Internal viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer.

You're welcomed into the home via an entrance porch leading into a bright hallway. The generous sitting room at the front of the house features a cosy log burner, perfect for relaxing evenings. At the heart of the home lies a stunning open-plan kitchen/dining/living space, finished to a high specification with a breakfast bar and bi-fold doors that open onto the garden—ideal for entertaining. A large family room also offers access to the garden, and there's a separate snug that could be used as a home cinema, playroom, or office. A stylish ground floor bathroom and a well-equipped utility room complete the downstairs layout.

Upstairs, you'll find four well-proportioned bedrooms, including a spacious master double. The family bathroom includes

■ Disclaimer: Some images have been virtually staged for illustrative purposes only to show the potential of the property with furnishings. These images should not be relied upon for legal purposes.

### 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

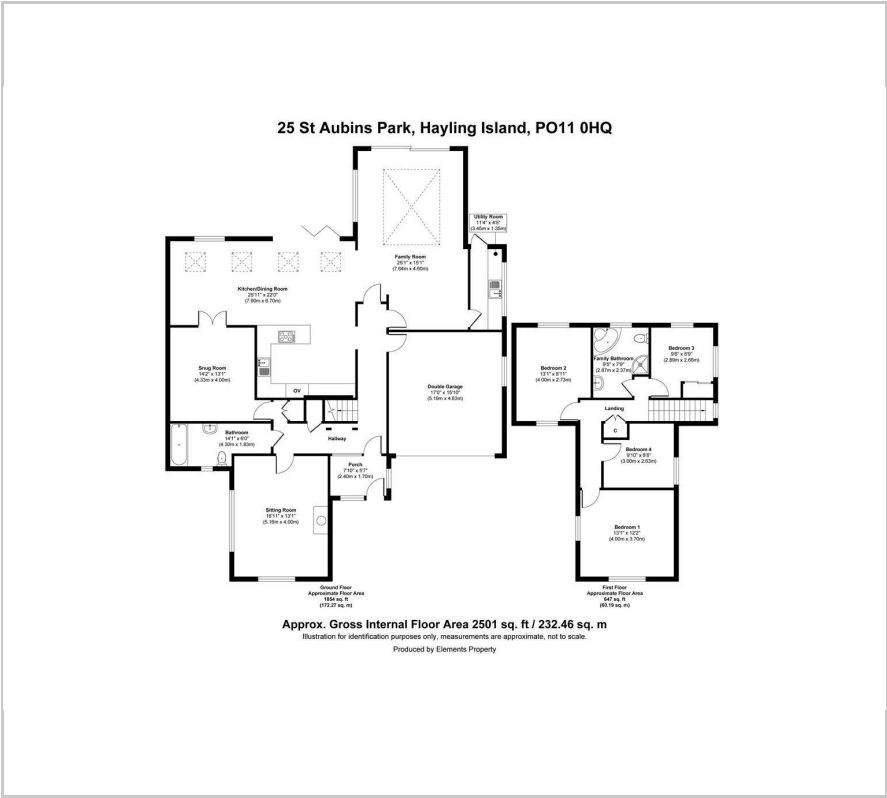


3





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 firm's 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)