

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



15 Sinah Lane, Hayling Island, PO11 0EY
£700,000

Arden & Way are delighted to present to the market this beautifully presented three-bedroom detached chalet-style bungalow, located on the highly sought-after Sinah Lane, on the desirable west side of Hayling Island. This immaculate home offers generous living space throughout and sits proudly on a spacious plot, making it an ideal choice for families and those seeking a high-quality coastal lifestyle.

Upon arrival, the property immediately impresses with ample off-road parking for several vehicles, leading up to an attached garage. Stepping inside, the entrance porch opens into a bright welcoming and versatile reception hall with ample room to accommodate study space—ideal for working from home. The ground floor accommodation is thoughtfully arranged and finished to a high standard, featuring a large, elegantly styled living room that flows seamlessly into a stunning extended kitchen/diner. This modern space is perfect for entertaining, complete with high-end appliances, sleek cabinetry, and full-width bi-folding doors that open out to the rear garden, flooding the room with natural light. Also on the ground floor is a generously sized double bedroom, a contemporary family bathroom fitted with quality fixtures and a practical utility room. Upstairs, you'll find two further spacious double bedrooms. The master bedroom benefits from an en-suite shower room, offering a private and luxurious retreat.

The south-facing rear garden is a true highlight of the home—mainly laid to lawn and bordered by mature shrubs and fencing for privacy. A paved patio area provides the perfect spot for alfresco dining or simply relaxing in the sun.

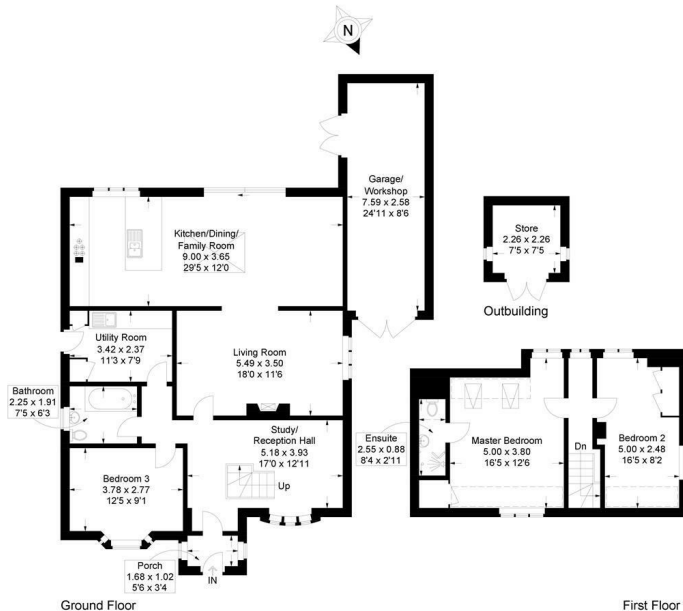
An internal viewing is highly recommended to fully appreciate the quality, space, and lifestyle this exceptional property has to offer. For more information please contact Arden & Way!

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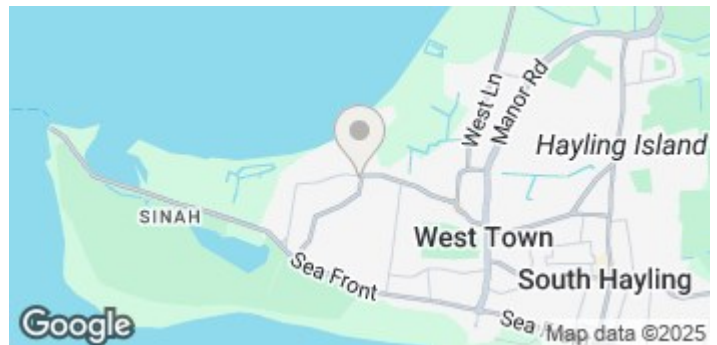
Sinah Lane, Hayling Island
Approximate Gross Internal Area = 164.1 sq m / 1766 sq ft
Outbuilding = 5.4 sq m / 58 sq ft
Total = 169.5 sq m / 1824 sq ft



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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