

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### 100 Fathoms Reach

, Hayling Island, PO11 0RS

**£385,000**

Spacious & Modernised 4-Bedroom End of Terrace Home – Prime Hayling Island Location

Arden & Way are pleased to present this attractively modernised and deceptively spacious four-bedroom end of terrace home, ideally positioned in a quiet cul-de-sac in the sought-after area of West Hayling. Just a short distance from West Town Shopping Centre, Hayling Seafront, and the popular Hayling Dilly Trail, this property is perfect for those who enjoy coastal living with convenience on the doorstep.

Updated and well-maintained by the current owners, the property offers versatile living accommodation over two floors. The ground floor includes a welcoming entrance hall, a bright south-facing lounge/diner with patio doors to the garden, and a stylish, well-appointed kitchen complete with modern units and high-spec Zanussi appliances, including a free-standing gas hob, oven, integrated fridge/freezer, dishwasher, washing machine, and even a wine cooler.

A valuable feature is the ground floor fourth bedroom with its own contemporary en-suite shower room – ideal for guests, older children, or multi-generational living.

Upstairs, the home continues to impress with three well-proportioned bedrooms, a modern family shower room, ample built-in storage, and loft access via a pull-down ladder.

Outside, the property benefits from a large driveway providing ample off-load parking, a covered side access, and a fully

### 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.



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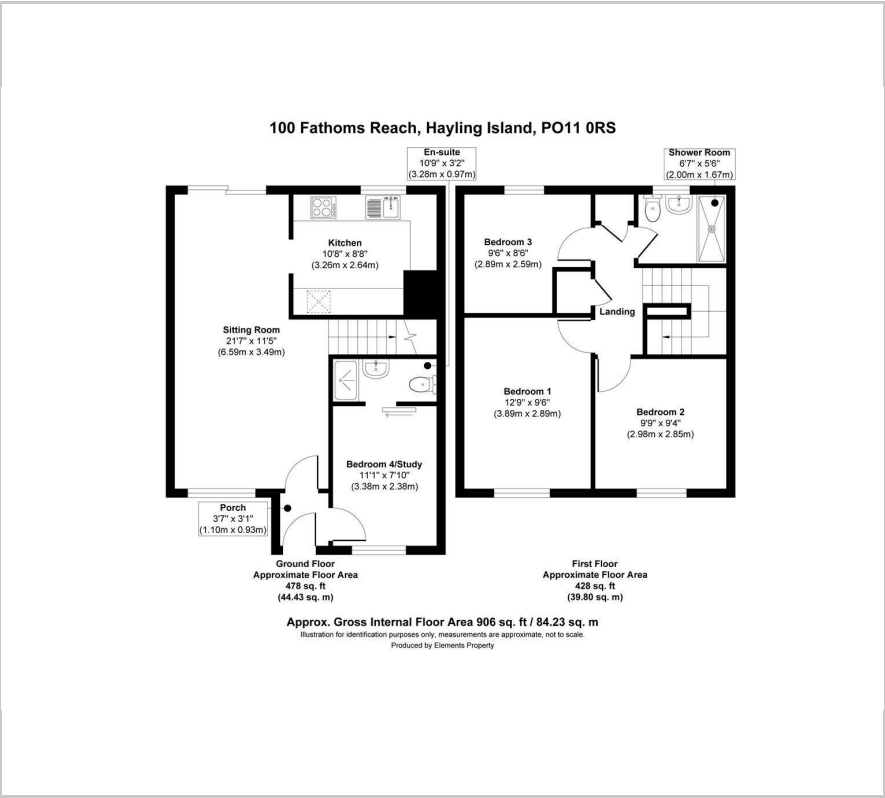
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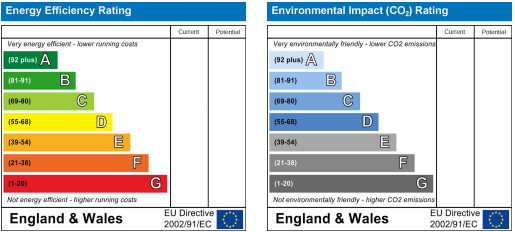
Floor Plan



Area Map



Energy Efficiency Graph



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