

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



## Battens Cottage Northwood Lane

, Hayling Island, PO11 0LR

**£450,000**

Arden & Way are pleased to present this charming late Victorian semi-detached home, nestled in a peaceful setting on the northern tip of Hayling Island. Situated on a quiet lane that leads to open farmland, this characterful cottage enjoys countryside views to the front and rear, offering a semi-rural lifestyle in a sought-after location.

Well maintained by the current owners, the home features off-road parking and attractive open views from the upper floor, creating a sense of space and tranquility. Inside, the welcoming sitting room offers generous space for relaxing and entertaining, with double doors that open onto the delightful, south-facing rear garden—ideal for indoor-outdoor living. The well-appointed kitchen/breakfast room provides ample space for informal dining and leads to a rear lobby and ground floor bathroom.

There are three well-proportioned bedrooms, each filled with natural light and offering pleasant views—perfect for families or guests of a holiday home.

Outside, the spacious rear garden has a south-facing garden, beautifully landscaped with mature plantings, a patio, lawn, raised vegetable bed and large garden shed. The far end of the garden opens to uninterrupted countryside views across the fields and beyond the property.

Hayling Island is famous for its scenic coastline, fishing clubs and golf courses, with a long history for beach racing and countryside walks. The home also enjoys convenient access to Portsmouth, Southampton and Chichester via the A27.

### 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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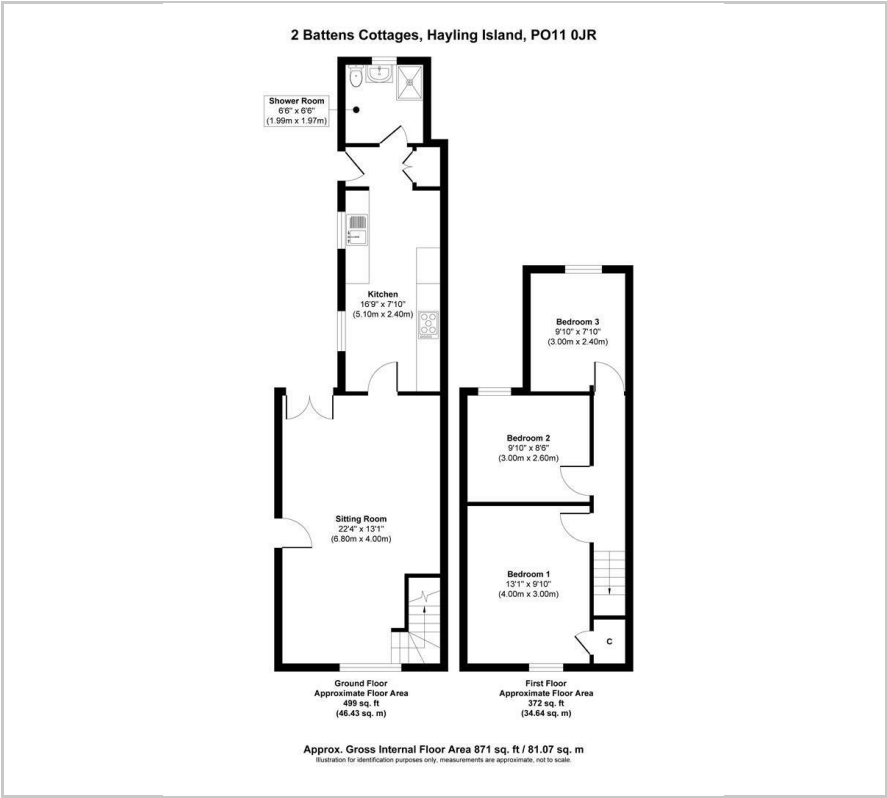


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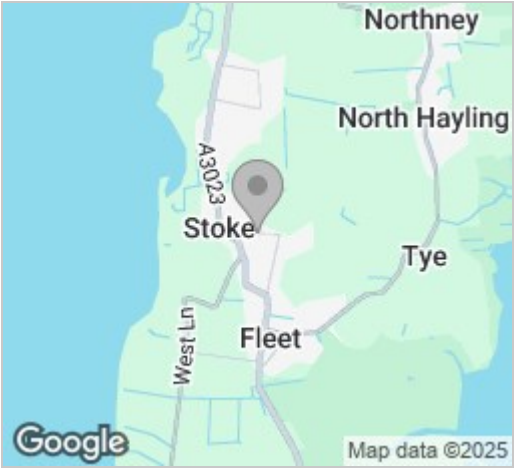




Floor Plan



Area Map



Energy Efficiency Graph



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