

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



3, Gable Mews Legion Road, Hayling Island, PO11 9ES
Offers over £130,000

Arden & Way are delighted to bring to the sales market this one-bedroom first floor flat, ideally located in the heart of Hayling Island. The property is conveniently positioned within walking distance of local shops, amenities, and transport links around the island and further afield, making it an excellent choice for those seeking convenience.

The accommodation offers an entrance hall with a useful storage cupboard, leading into a bright and spacious open-plan lounge and kitchen, decorated in neutral tones. The property also features a double bedroom and a bathroom complete with a bath and overhead shower. Additional benefits include newly fitted flooring throughout, one allocated parking space, and access to visitor parking.

As this property is currently tenanted it is a great investment purchase.

For further information or to arrange a viewing, please contact Arden & Way.

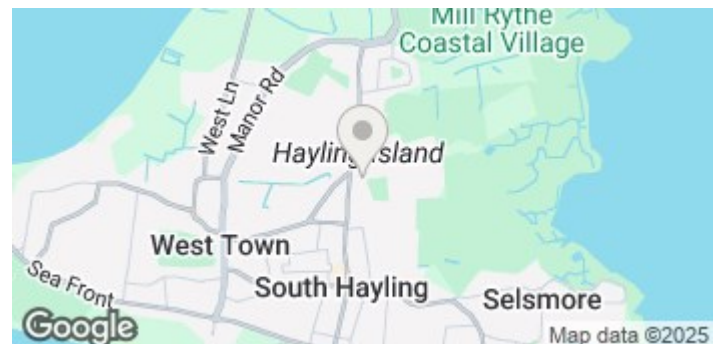
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



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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