

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



99 Church Road
, Hayling Island, PO11 0NR

£575,000

Arden & Way are delighted to bring to market this spacious and adaptable four-bedroom detached home, offering over 1,600 sq ft of thoughtfully designed living space. Perfect for growing families or those needing flexible accommodation, the property is in a convenient location and enjoys a generous frontage with ample off-road parking on a large private driveway.

On entering the home, you're well met by a bright reception hall which leads to a well-presented dining/family room. This opens seamlessly into a substantial living room where twin sets of French doors allow natural light to pour in and offer direct access to the rear garden. The kitchen is fitted with modern units and provides a practical layout, complemented by a separate utility room for laundry and additional storage needs.

Also on the ground floor is a sleek and stylish shower room and a versatile study or fifth bedroom—ideal as a home office, guest room, or playroom, adding to the home's flexible appeal.

Upstairs, the accommodation continues to impress with four generously sized bedrooms. The principal bedroom enjoys a contemporary en suite shower room, while the remaining bedrooms are served by a modern, well-appointed family bathroom. Light, clean, and functional throughout, the home exudes a sense of space and comfort.

To the rear, the private garden is bordered by mature trees and fencing, creating a safe and serene environment for children, pets, and entertaining. A paved path, accessed directly from the living room, provides an ideal setting for all.

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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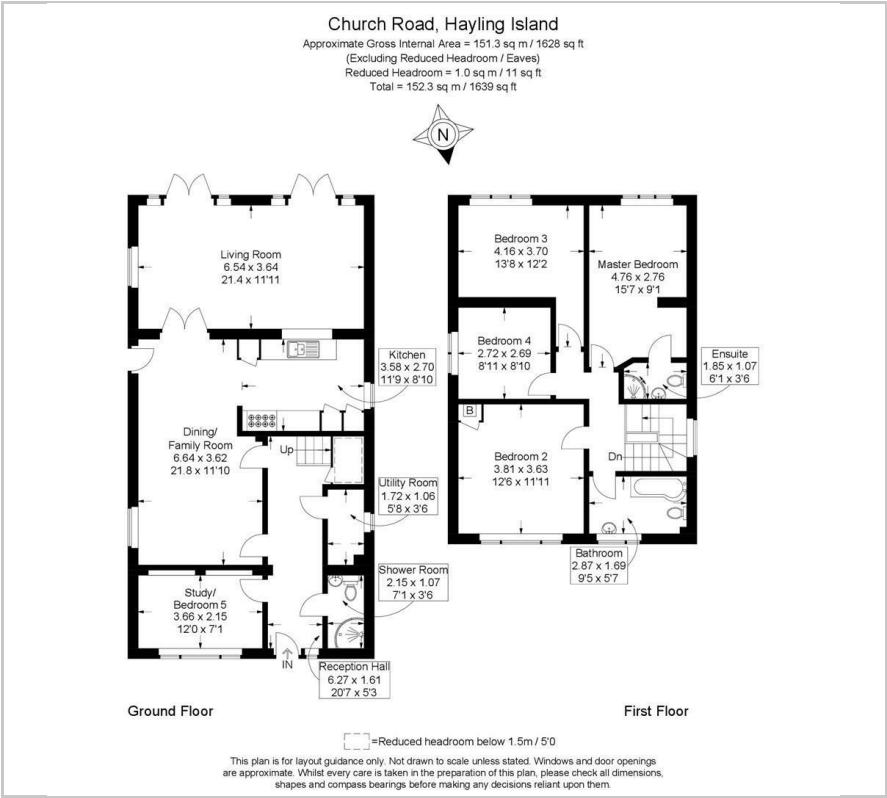
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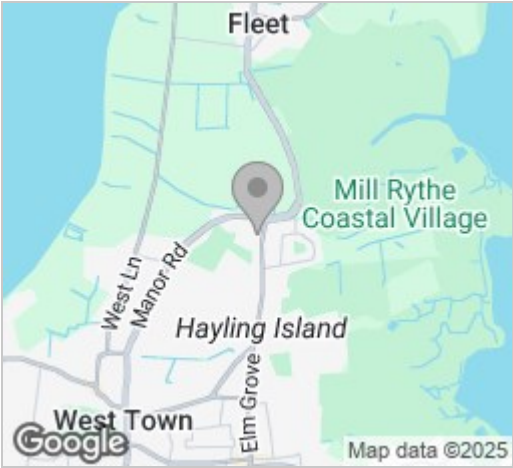
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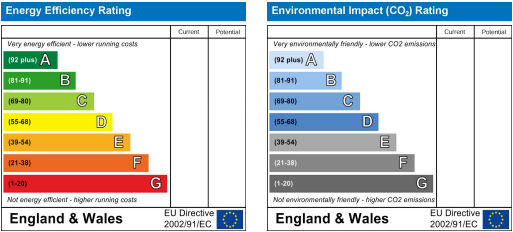
Floor Plan



Area Map



Energy Efficiency Graph



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