

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



The Everglades Manor Road, Hayling Island, PO11 0QH

£435,000

Arden & Way are pleased to present to the sales market this beautifully maintained and generously proportioned link-detached family home, located on the sought-after western side of Hayling Island. Ideally positioned within close proximity to the well-regarded Mill Rythe schools and just under a mile from the shops, cafés, and amenities of West Town Village, this property offers an excellent blend of practicality, comfort, and lifestyle appeal.

The home has been well cared for and is presented in excellent condition, ideal for growing families or buyers looking to upsize. The ground floor accommodation begins with a spacious entrance hall that sets the tone for the rest of the property. There is a convenient cloakroom/WC, a generously sized living room with ample space for comfortable seating, and a dedicated dining area—perfect for both everyday life and entertaining. The well-appointed kitchen offers plenty of worktop space, ample cabinetry, and scope for modernisation to suit your taste.

Upstairs, a bright landing leads to three well-proportioned bedrooms. The spacious master bedroom presents potential for an en-suite or walk-in wardrobe. A contemporary family bathroom completes the first floor layout, with modern fixtures and a clean, neutral finish.

Externally, the home features off-road parking for multiple vehicles, a garage with electric doors to front and rear, and additional access via a private driveway off Brights Lane. The west-facing garden is private, enclosed, and mainly laid to lawn—ideal for children or summer relaxation. Further benefits include gas central heating with a new boiler, updated electrics and fuse box, a recently fitted log burner, and double glazing throughout.

For more information or to arrange a viewing, please contact Arden & Way!

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

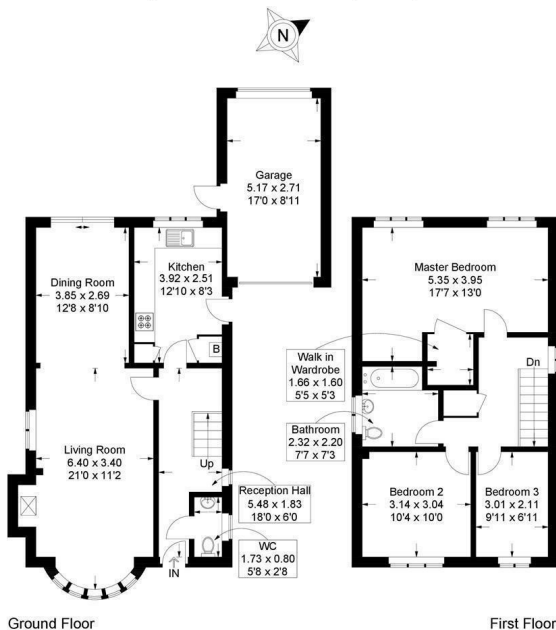
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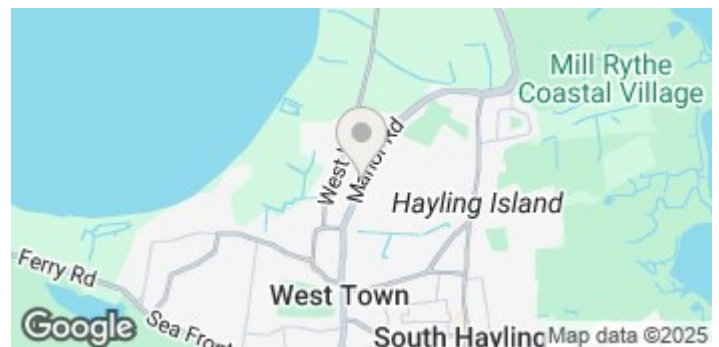
Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft



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		85
(81-91)	B		
(69-80)	C		71
(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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