

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



22 Ilex Walk

, Hayling Island, PO11 9NZ

£315,000

Arden & Way are delighted to bring to the sales market this spacious and well-proportioned three-bedroom home, offering a fantastic opportunity for those looking to modernise and add their own stamp. Ideally located just a few hundred yards from the local shops on Fishery Lane and within half a mile of the seafront and amenities at Eastoke Corner, this property presents a great balance of location and potential.

While the property would benefit from modernisation throughout, it offers comfortable accommodation as it stands and provides an excellent opportunity for buyers wishing to update over time.

The ground floor features a generously sized lounge with patio doors opening out to the garden, creating a light-filled and versatile living space. To the rear, the kitchen adjoins a useful utility area, which provides access to both the front and back gardens – ideal for families and pet owners alike.

Upstairs, the first floor offers two well-sized double bedrooms along with the main family bathroom. On the second floor, a spacious master bedroom benefits from a large window, flooding the room with natural light and offering potential for a stylish principal suite.

Externally, the rear garden is low maintenance and includes a mix of patio and shingle areas, along with a handy storage shed. To the front, there is a driveway offering convenient off-road parking.

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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Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Tel: 02392 460 899

Email: info@ardenway.co.uk

www.ardenway.co.uk