

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



14 Salterns Lane

Hayling Island, PO11 9PJ

£675,000

Arden & Way are delighted to present to the sales market this beautifully modernised detached bungalow, situated in the ever-popular Salterns Lane. Just half a mile from Mengham Village and within easy reach of Mengham Rythe Sailing Club, this home offers the perfect balance of convenience and coastal living.

Set on a generous plot, the property boasts a private south-facing rear garden that enjoys sunlight throughout the day. To the front, there is ample off-road parking for several vehicles, along with a car port and single garage, making it particularly appealing to families or those with boats, caravans or trailers.

Inside, the accommodation has been thoughtfully designed to create a light, spacious and versatile home. A welcoming entrance hall leads to three well-proportioned double bedrooms, two of which feature built-in en-suite shower rooms. A modern four-piece family bathroom provides both bath and shower facilities, while a separate utility room offers valuable storage and practicality.

The heart of the property is the impressive kitchen/dining area, fitted with a contemporary kitchen and complemented by a cosy seating space with a log burner, ideal for relaxed evenings. The generous lounge offers further living space, with both kitchen and lounge enjoying direct access to the garden, seamlessly connecting indoor and outdoor living.

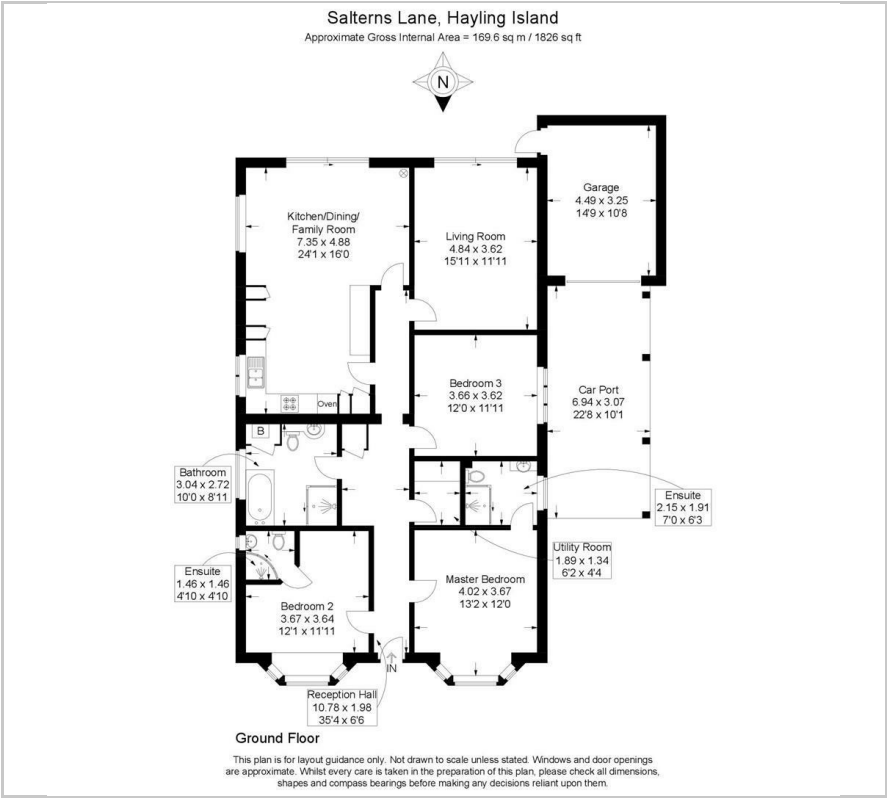
The south-facing garden is a standout feature, privately enclosed and mostly laid to lawn with a large patio area for entertaining or simply unwinding in the sun. Wide side access leads to a fully functioning workshop, a superb addition for

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.



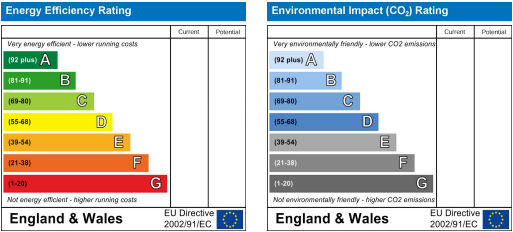
Floor Plan



Area Map



Energy Efficiency Graph



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