

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



22a St. Hermans Road

, Hayling Island, PO11 9NA

Offers in excess of £450,000

Arden & Way are pleased to present to the sales market this detached four bedroom family home with NO ONWARD CHAIN. Located in a very popular and convenient area, St Hermans Road is a short walk from Eastoke Corner with its local shops, cafe and Hayling Islands beautiful seafront. Both Meringham Shopping Centre with all its amenities and Meringham Boating Club with all its boating facilities are also within easy reach. A perfect location.

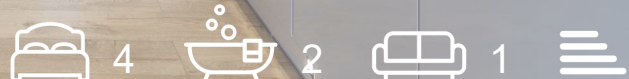
This immaculate property boasts open plan living, entering the property you are greeted with a good sized hallway which accesses a downstairs W/C and utility room, along with the following accommodation: spacious lounge/diner and modern kitchen/breakfast room which are lightfully separated by a fold door. The kitchen itself provides ample storage space and features high fitted appliances such as gas hob, oven, dishwasher and fridge/freezer, a sleek island with wine fridge complements this theme. Outside you will find a family bathroom and two good size double bedrooms, the master has both an en-suite shower room and built in wardrobe, bedrooms 2 & 3 also have built in wardrobes.

Outside the property offers a generally sized driveway with plenty of parking. Side and rear well finished garden with paved patio areas perfect for outdoor dining and entertaining. External buildings include garage and a log cabin which is separated into two sections with air-conditioning and electricity, an ideal space to work from home. This property is a must see....

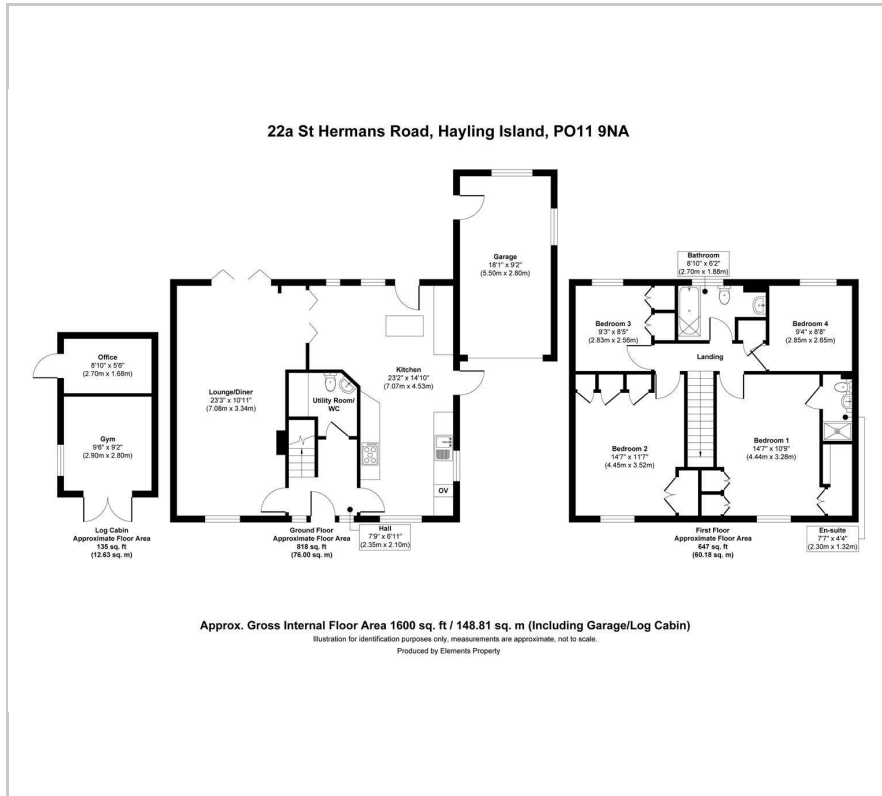
For more information or to arrange a viewing please contact Arden & Way!

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.



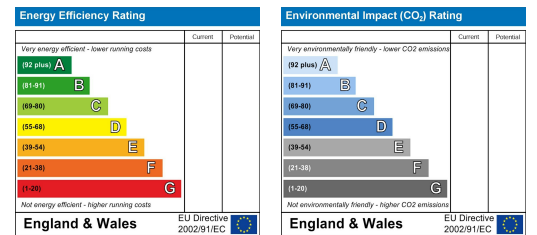
Floor Plan



Area Map



Energy Efficiency Graph



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.

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

Tel: 02392 460 899

Email: info@ardenway.co.uk

www.ardenway.co.uk