

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 21 Hollow Lane, Hayling Island, PO11 9AA Offers in the region of £525,000

Arden & Way are pleased to present to the sales market this 3 bedroom detached property, well located on the sought after 'Hollow Lane', close to Mengham shopping centre providing a range of amenities, this property is in a superb location.

This spacious family home boasting over 1700 square feet of accommodation comprises of the following: porch leading through to an entrance hall accessing the downstairs living space which is made up of a large sitting room to the front of the property, good size dining room and kitchen with separate utility room. To the rear of the property is a second reception room, with window looking over the garden. Downstairs W.C completes the ground floor accommodation. Upstairs, there are three bedrooms, the master and second bedroom are both doubles and benefit from built in storage cupboards. Neutral bathroom and separate W.C.

Externally, there is ample parking which leads to a garage. Situated on a corner plot the mature garden is larger than average.

This property requires modernisation, but is packed with potential to become a lovely family home in one of the most well regarded areas on Hayling Island.

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

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21 Hollow Lane, Hayling Island, Hampshire, PO11 9AA



Approx. Gross Internal Floor Area 1716 sq. ft. / 159.55 sq. m (Including Garage)  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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