

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



64 Havant Road
, Hayling Island, PO11 0PY
£440,000

Arden & Way are pleased to present this spacious and well-presented detached bungalow, ideally located in the popular Stoke area of Hayling Island and offering versatile accommodation suitable for a wide range of buyers. The property is conveniently positioned close to local bus stops, providing easy access to Havant town centre with its comprehensive range of amenities, road connections and mainline rail services to London and along the south coast.

Internally, the bungalow offers three well-proportioned bedrooms, all enjoying good natural light, alongside a bright and welcoming lounge featuring a double aspect with bow windows and a recessed log-effect fireplace. The modern kitchen/breakfast room is fitted with a range of contemporary units, integrated appliances and a breakfast bar, creating an excellent social space, and opens through to a double-glazed conservatory overlooking the rear garden. The accommodation is complemented by both a stylish family bathroom with freestanding bath and a separate shower room, providing added convenience. Further benefits include gas central heating, double glazing throughout and an integral garage with power, lighting and internal access.

Externally, the front of the property provides a generous driveway offering ample off-road parking for multiple vehicles, caravan or boat, while the enclosed rear garden offers a private and low-maintenance outdoor space with seating areas and established planting, perfect for relaxation or entertaining.

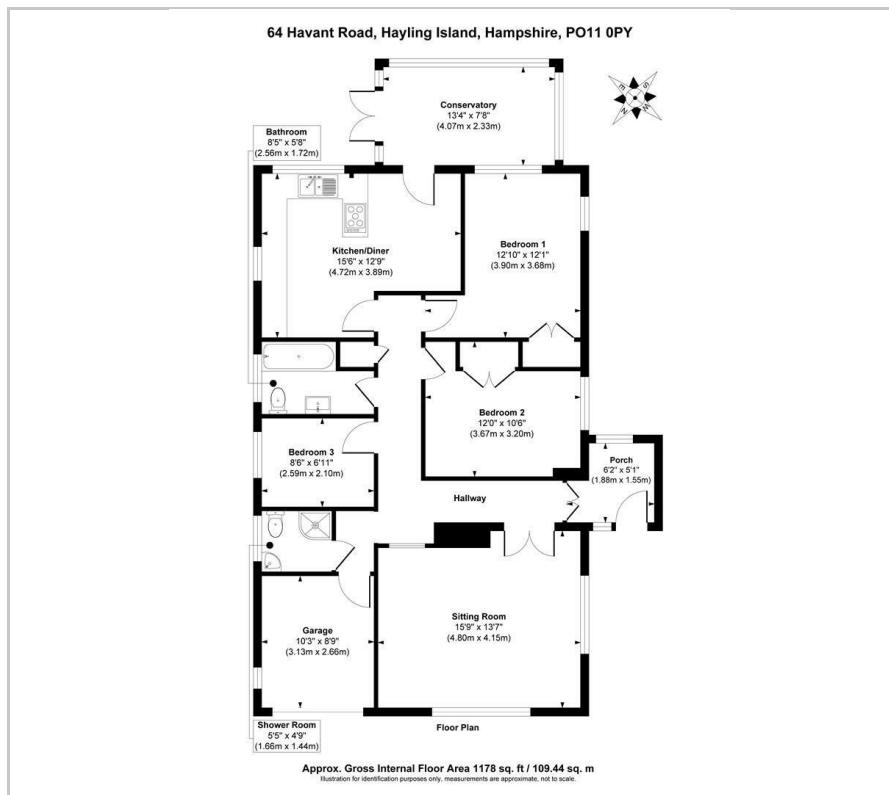
An internal viewing is highly recommended to fully appreciate the space, presentation and convenient location of this attractive bungalow, for more information or to arrange a viewing please contact Arden & Way!

Viewing

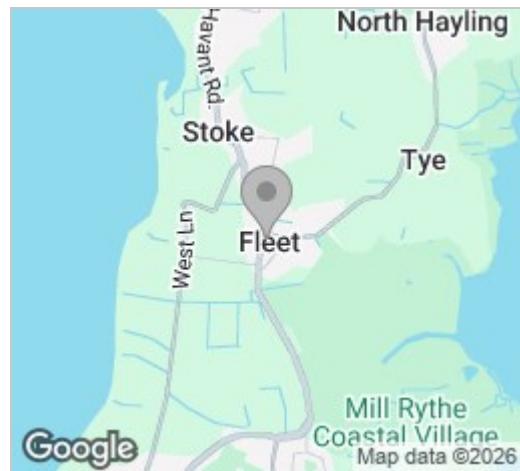
Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/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 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