

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### 38 Brights Lane

, Hayling Island, PO11 0JX

**Offers invited £355,000**

Arden & Way are pleased to offer to the sales market this recently completely renovated 3 bedroom terraced house with south facing garden. Situated in a cul-de-sac location only a short distance from both West Town with all its amenities including shops, cafes, takeaways and pharmacy, and the Seaford with its pleasant coastal walks.

This property is deceptively spacious, upon entering you are greeted with a pleasant hallway which leads to the following accommodation: well decorated downstairs W.C and large neutrally decorated 'L' shaped open plan lounge/kitchen/diner, the kitchen itself benefits from integrated appliances such as dishwasher, 5 ring hob and oven, complete with breakfast bar this is a great room for entertaining. Patio doors from the lounge lead through to a conservatory with direct access to the garden. The first floor provides three double bedrooms, one with built in cupboards. Finally the property has a large shower room. Externally the property has an ample sized driveway providing plenty of parking, to the rear is a south facing garden, shed and brick built out building.

This property has been completed to a high specification throughout and is an ideal property for any first or second time buyer, investor or someone looking for property ready to move into with no work required.

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.



3



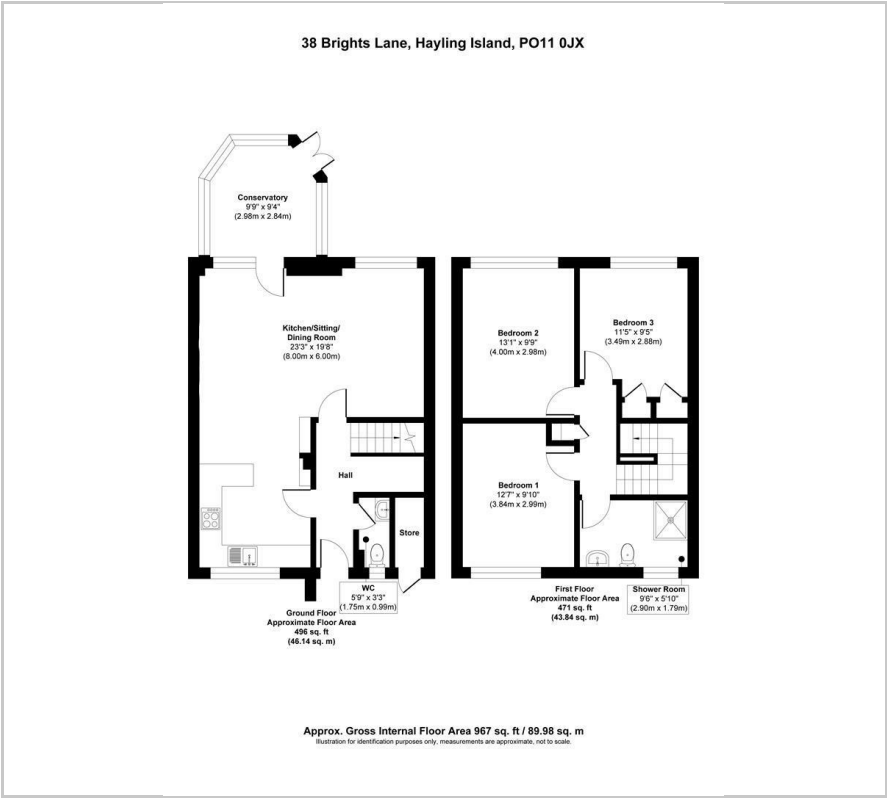
1



2



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