

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 187 Havant Road , Hayling Island, PO11 0LG Offers over £330,000

Arden & Way are pleased to present to the sales market this two-bedroom home which offers well-proportioned accommodation over two floors and presents an excellent opportunity for buyers looking to modernise. Offered with no forward chain.

The ground floor is accessed via an entrance hallway with stairs to the first floor. To the front, a spacious sitting room features a focal point fireplace, creating a cosy living space. To the rear, a generous kitchen/dining room spans the width of the property. Double doors lead out to the garden, providing plenty of natural light.

Upstairs, there are two well-sized bedrooms, including a particularly spacious main bedroom with a feature fireplace. A family bathroom completes the accommodation.

The property would benefit from general updating, including new flooring throughout the hallway, first floor and kitchen, giving buyers the opportunity to personalise to their own taste.

Externally, the property boasts a large rear garden with potential to accommodate an external building such as a home office or hobby room, subject to the necessary planning consents.

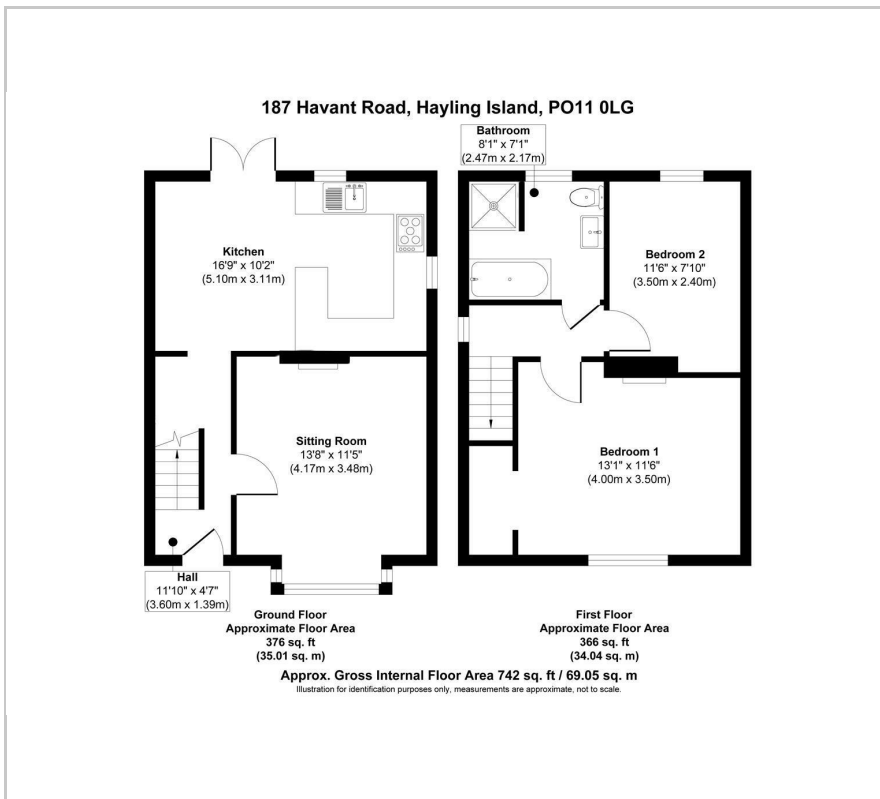
Ideally located in North Hayling Island along Havant Road, the property is conveniently positioned for access to the Hayling Billy Nature Trail, offering coastal and semi-rural walks. It is also well served by local bus routes to Havant, with

### Viewing

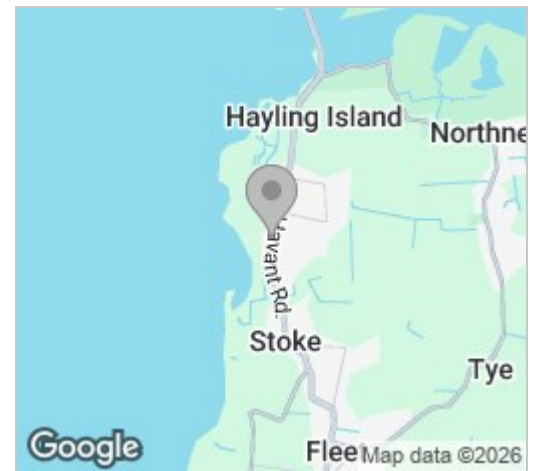
Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



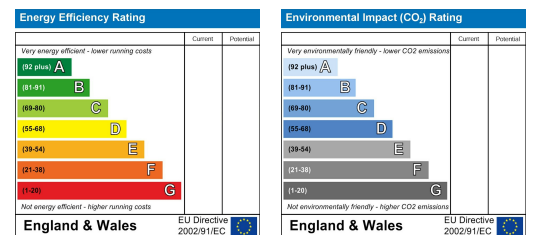
## Floor Plan



## 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.

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