

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



2A Wheatlands Crescent, Hayling Island, PO11 9SH
£335,000

Arden & Way are delighted to bring to the market this beautifully presented two-bedroom bungalow, offered in excellent condition throughout and situated within a sought-after and peaceful cul-de-sac. This attractive home provides an ideal opportunity for those seeking to downsize, or for buyers looking for comfortable single-level living in a quiet residential setting.

The well-planned accommodation begins with a welcoming entrance hall leading to a bright and spacious lounge/dining area. The property further benefits from a fitted kitchen offering ample storage and worktop space, a generous double bedroom, a well-proportioned single bedroom, and a contemporary shower room finished to a modern standard.

Externally, the property continues to impress. To the front there is ample off-road parking, complemented by a useful car port. The rear garden has been thoughtfully landscaped with ease of maintenance in mind and features decking, established planted borders, and a designated area at the end of the garden ideal for a fruit and vegetable patch. A practical shed provides additional storage, creating an attractive yet functional outdoor space suitable for a variety of uses.

This charming bungalow must be viewed to be fully appreciated. For further information or to arrange a viewing, please contact Arden & Way.

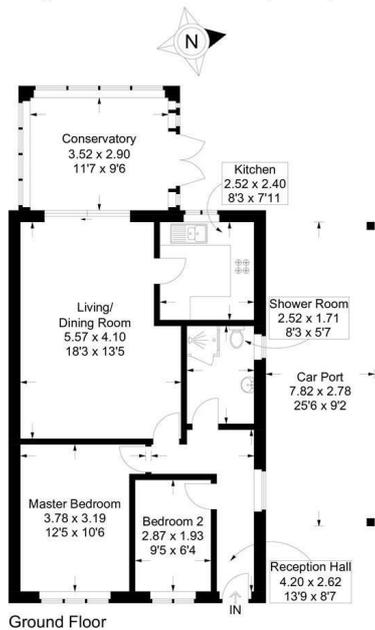
ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



Wheatlands Crescent, Hayling Island

Approximate Gross Internal Area = 92.4 sq m / 995 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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