ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS

12 Rook Farm Way

, Hayling Island, PO11 9DF

Offers in excess of £385,000

Arden & Way are delighted to present to the sales market this spacious and versatile two-bedroom home, situated within the highly regarded Rook Farm Way, a private road tucked away in a popular and convenient central Hayling Island location.

The development enjoys a particularly pleasant setting, surrounded by open fields and attractive rural views, offering a peaceful feel while remaining within easy reach of everything the island has to offer. Mengham Shopping Centre, local schools and a wide range of shops, cafes and everyday amenities are conveniently located nearby, while Hayling Island's beautiful seafront, beaches and coastal walks are also just a short distance away.

Offering approximately 962 sq ft of well-proportioned accommodation, the ground floor comprises a welcoming reception hall, convenient downstairs WC and separate study. This versatile additional room is ideal for an home office, playroom or occasional guest space.

The generous living room provides plenty of space for relaxing and flows through to an additional dining/family room, creating an excellent sociable space for family life and entertaining. Wide access towards the rear of the ground floor is completed by the kitchen and useful built-in storage.

Upstairs, the property offers two generous double bedrooms together with a family bathroom. The bedrooms are good proportions, combined with the additional study and generous reception space downstairs, make this a particularly

- Spacious Two-Bedroom Home
- Approximately 962 Sq Ft
- Two Generous Double Bedrooms
- Separate Study / Home Office
- Generous Living & Dining/Family Rooms
- Downstairs WC & Family Bathroom
- £221 Annual Private Road Contribution
- Surrounded by Open Fields & Rural Views
- Central Hayling Island Location

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.

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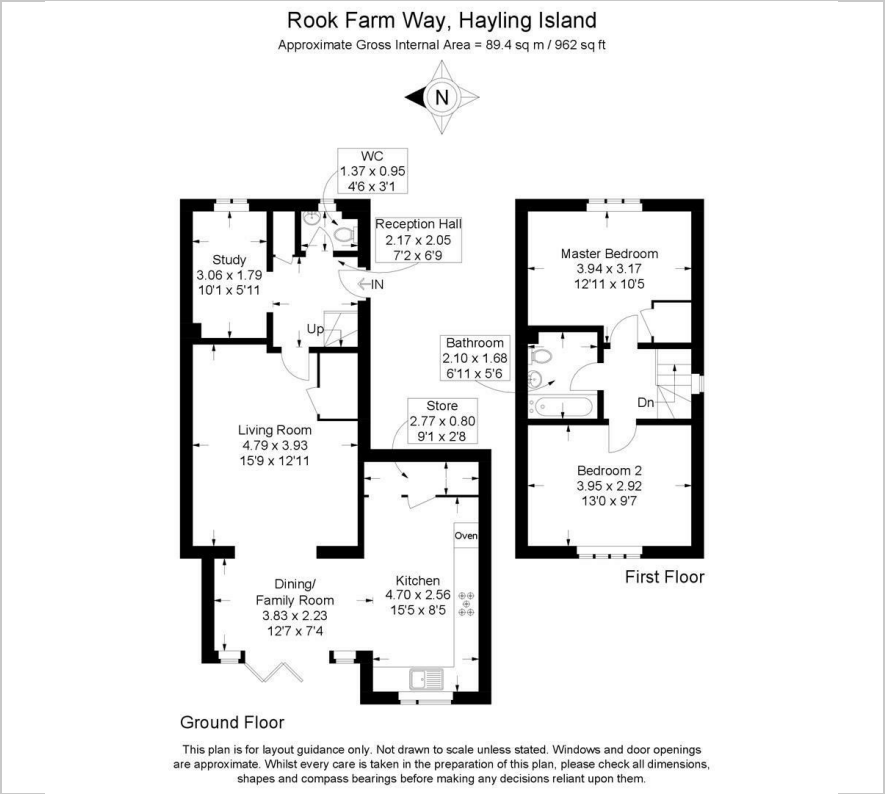
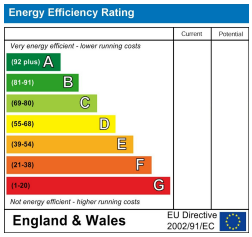
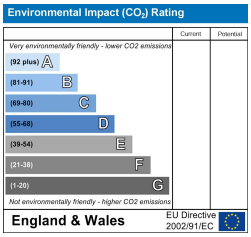
Floor Plan



Area Map

Energy Efficiency Graph





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