

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 21 Selsmore Avenue

, Hayling Island, PO11 9PB

**£1,600**

Arden & Way are pleased to present to the lettings market this 3 bedroom detached house.

Tastefully decorated throughout. The ground floor accommodation comprises of a newly installed and fully equipped kitchen with open plan dining room featuring doors to the garden. Washing machine conveniently located under the stairs. Spacious living room with further French doors accessing the private garden. Downstairs toilet. Upstairs you will find the master bedroom with super king bed and two further well proportioned bedrooms. Family bathroom with bath and overhead shower. The garage is available for additional storage. Driveway parking.

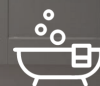
For more information or to arrange a viewing please contact Arden & Way!

### 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.



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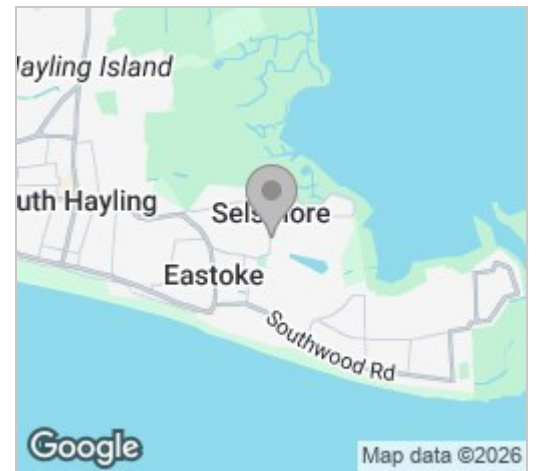
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## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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