

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



51 St. Leonards Avenue

, Hayling Island, PO11 9BN

Offers in the region of £625,000

Arden & Way proudly present this stunning four double-bedroom detached home, now available on the sales market with NO ONWARD CHAIN. Situated in the heart of Hayling Island, this property is just a short stroll from Wingham, where a delightful array of amenities awaits—shops, a dentist, pharmacy, and doctors' surgery are all within easy reach. Families will appreciate the proximity to infant, junior, and secondary schools, making this an ideal location for a thriving family lifestyle.

The property greets you with a charming shingled driveway that offers ample parking for several vehicles. Step inside to a spacious hallway that sets the tone for what's to come. The inviting sitting room, complete with a bay window and electric fireplace, creates the perfect atmosphere for relaxation. The expansive open-plan kitchen/diner features a sleek, modern design with integrated 'Miele' appliances and a central island that maximises storage. This space seamlessly transitions to a sunroom, enhanced by a large skylight and French doors that lead into the garden—an exceptional area for family gatherings and entertaining guests. You'll also find a convenient office, perfect for those who work from home, along with a practical utility room and a spacious lounge room accessible from the rear of the property, completing the downstairs layout. Upstairs, discover four generously sized double bedrooms, with the master suite boasting built-in wardrobes and a chic ensuite shower room. The contemporary family bathroom offers both a bath and a corner shower, catering to all your needs.

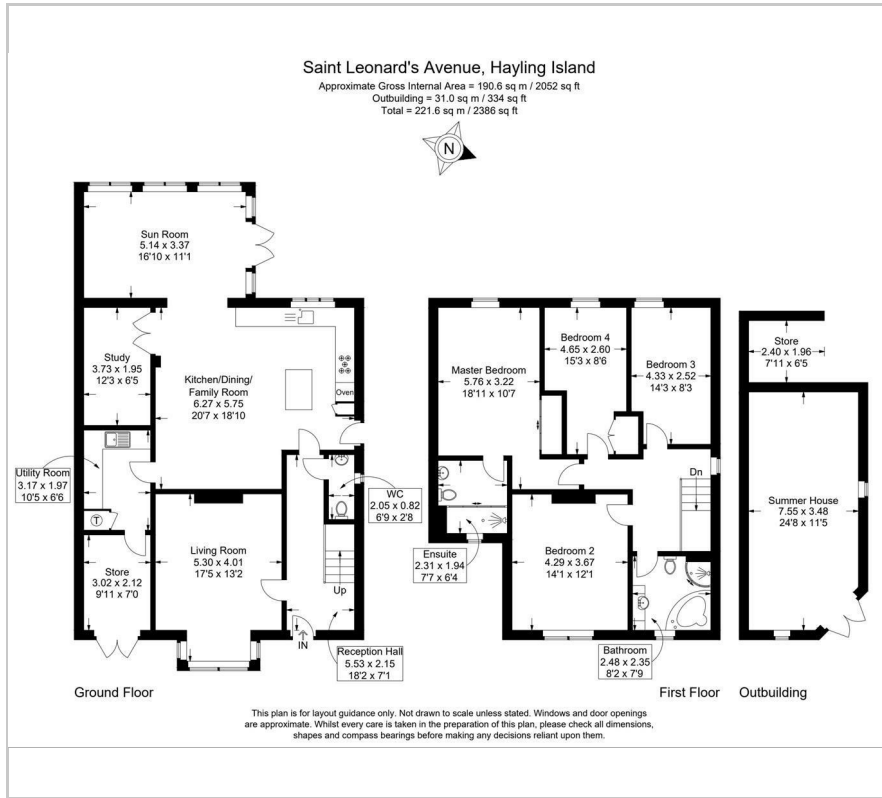
The west-facing rear garden, accessible via side gates, provides a generous outdoor space to bask in the afternoon and evening sun. Enjoy al fresco dining on the charming patio, relax in the summer house, or unwind under the wisteria. Smart storage solutions along the side of the home accommodate bikes, kayaks, and all your outdoor equipment.

## 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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