

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



2 Aubrey Close

, Hayling Island, PO11 0SU

£1,600

Arden & Way are delighted to present to the lettings market this detached three bedroom house which is situated in a popular central Hayling Island location. The property is ideally located to within close proximities to local shops/amenities.

The ground floor accommodation comprises of: porch leading to spacious open plan lounge/diner with direct access to the good sized kitchen benefiting from door leading to the private enclosed rear garden. Upstairs you will find the neutrally decorated family bathroom and three double bedrooms the master is complete with ensuite shower room. This property also has a garage and driveway with ample parking space.

Please be advised further decoration is due to be carried out at the property.

For more information or to book 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.



3



2



1



Floor Plan



Area Map



Energy Efficiency Graph

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



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