

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### 5 Culver Drive, Hayling Island, PO11 9LX

Asking price £530,000

Arden & Way is excited to present this stunning four-bedroom detached property, which has been recently renovated and modernized by the current owners. Situated in a tranquil corner of a desirable private estate on the south of Hayling Island, this home is just a stone's throw from the waterfront and near a picturesque nature reserve, as well as the popular Hayling Island Sailing Club and Marina. With its impeccable finish and prime location, this property is a must-see!

The property welcomes you with an inviting entrance porch that leads into a spacious living area. The open-plan lounge and dining room create an ideal setting for entertaining, featuring a charming log burner that serves as the room's centerpiece. Bi-folding patio doors with a remote controlled blind seamlessly connect the indoor and outdoor spaces, opening onto a beautifully landscaped garden. The modern fitted kitchen boasts a sleek finish, ample cupboard space, and integrated appliances. Additionally, there is a utility room with side door access and a downstairs toilet. Bedroom four, located on the ground floor, is versatile and can be used as an office, playroom, or cozy snug lounge.

On the first floor, you will find three generously sized double bedrooms, all featuring high-quality decor. Bedrooms one and two come with built-in wardrobes and overlook the garden through rear aspect windows, while bedroom three offers a spacious over-stair storage cupboard. The stylish family bathroom is equipped with both a bath and a separate shower, along with a vanity unit basin and WC.

Outside, this property truly shines, with a driveway providing ample parking for several vehicles, in addition to a garage. The rear garden is delightful, complete with patio and decking areas, making it the perfect spot for alfresco dining and gatherings. A perfect family home that's not to be missed.

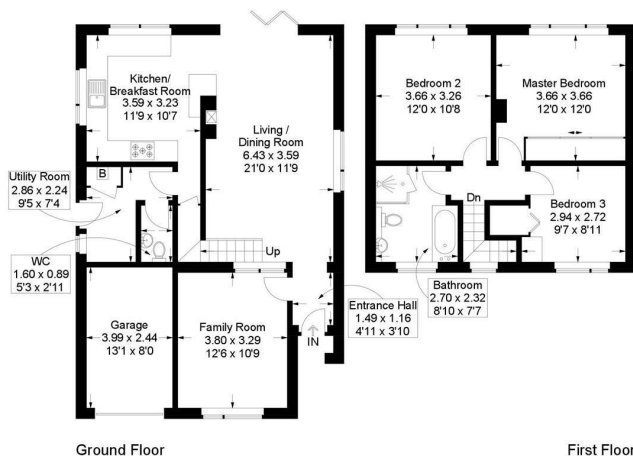
For more information or to arrange a viewing please contact Arden & Way!

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



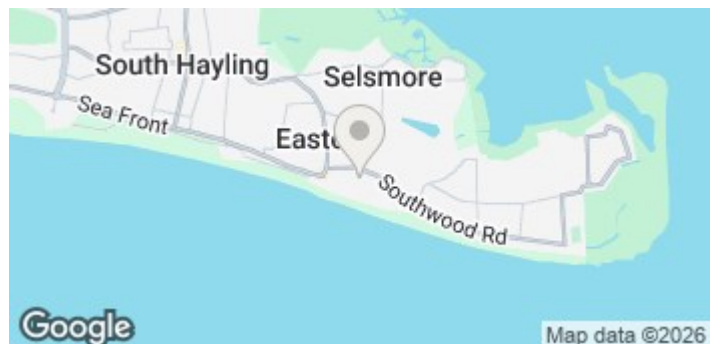
Culver Drive, Hayling Island  
Approximate Gross Internal Area = 117 sq m / 1259 sq ft



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 |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](mailto:info@ardenway.co.uk)

[www.ardenway.co.uk](http://www.ardenway.co.uk)