

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### Yacht Haven Copse Lane , Hayling Island, PO11 0RH

**£5,000**

Arden & Way are delighted to present to the lettings market this luxury new build 5 bedroom property.

Located in a new secluded development, Yacht Haven is situated in north Hayling Island. Yacht Haven is an exclusive gated development that is positioned on the edge of the tidal Mill Rythe, forming part of Chichester Harbour, this property has stunning views towards the water. This is an idyllic peaceful setting, perfect for escaping the city or unwinding after a hard days work.

The downstairs accommodation comprises of a large fully fitted kitchen complete with Neff appliances and Quooker tap, a study/play room, downstairs W/C, utility room with Bosch twin stack appliances and large living room which opens onto the wrap around boardwalks with Q-rail and composite decking. The first floor of the property is accessed by the solid ash multi-turn staircase. You will find five double bedrooms, two with ensuite and two with balconies and a further family bathroom. All the bathrooms throughout the property are fully tiled with Saloni porcelain tiles and Hansgrohe bathroom fittings.

Key features throughout the property include: Samsung air source heat pump, Heatmiser underfloor heating, Heger KNX intelligent home automation, cctv, Monarch water softener, air conditioning and 1gb fibre throughout (FTTB).

Externally is a private garden enclosed by growing shrubbery, each plot also has pontoon access to the shore. To the front of the property is a double garage with automated up and over door.

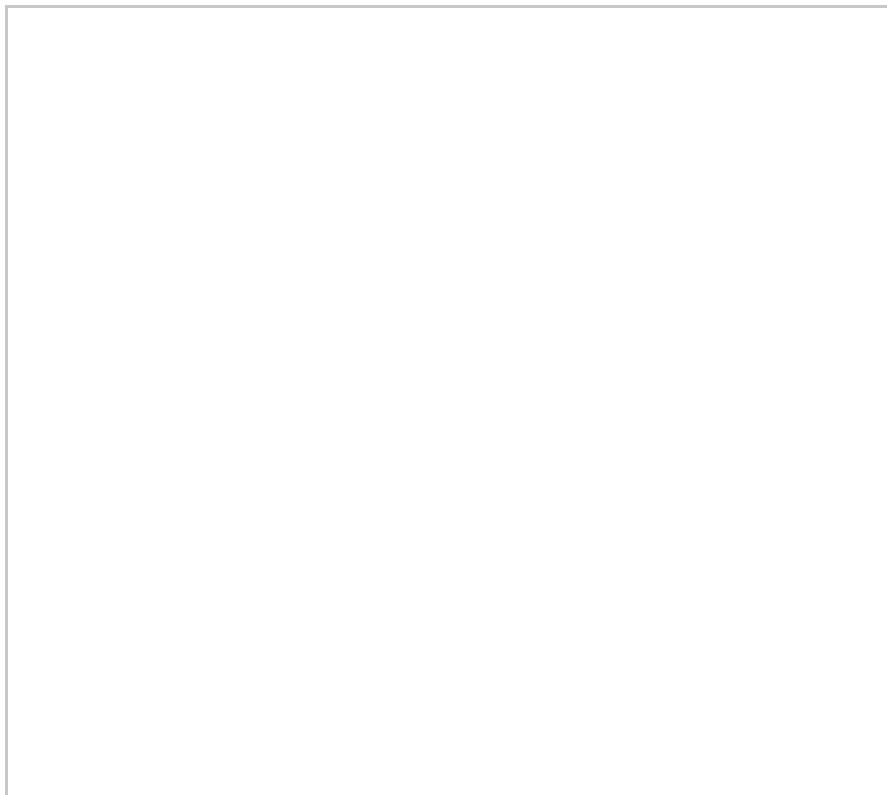
Viewing this exclusive property is highly recommended to appreciate the accommodation. Viewing through Arden & Way.

#### 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.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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 2002/81/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 2002/81/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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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