

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 6 Katrina Gardens

, Hayling Island, PO11 0NW

£495,000

Arden & Way are delighted to present this spacious and well-arranged four-bedroom family home, offering versatile accommodation across two floors, along with a useful garage/workshop.

The ground floor is accessed via a welcoming reception hall, leading to a generous front-facing living room. A separate dining room provides an ideal space for formal entertaining, while to the rear, a bright family room featuring large windows and French doors opens onto the garden – creating a superb hub for everyday living. The kitchen/breakfast room is thoughtfully designed, offering ample space for dining and easy access to adjoining areas. A ground floor WC and internal access to the garage/workshop enhance practicality.

Upstairs, the first floor comprises four well-proportioned bedrooms – including a principal bedroom with en-suite. The remaining bedrooms are served by a modern family shower room, all accessed off a central landing, providing a comfortable and functional layout.

Externally, the property benefits from a well-sized rear garden that wraps around to the side, with gated access to the front driveway. The driveway offers ample off-road parking, complemented by a separate car port.

Overall, this home provides flexible, well-balanced accommodation, perfectly suited to modern family living.

Situated in a sought-after cul-de-sac, the property is within walking distance of local schools and close to a range of

### 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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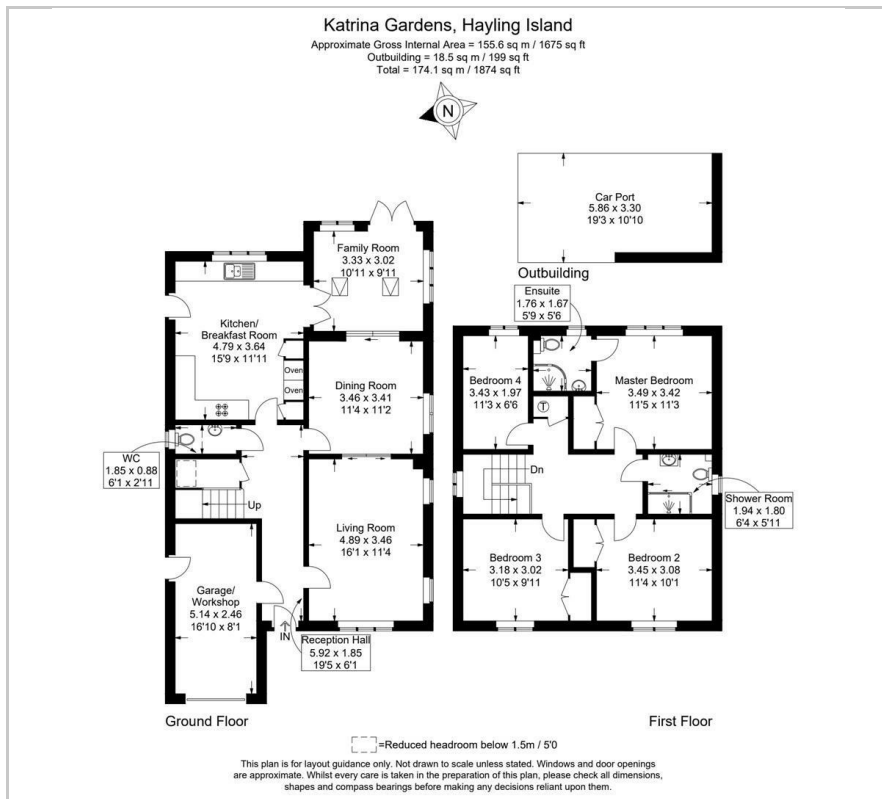
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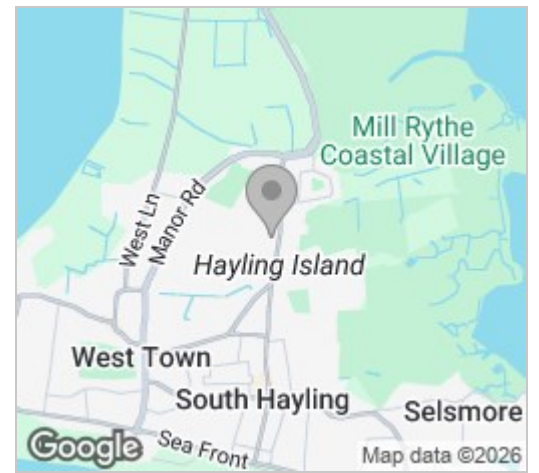
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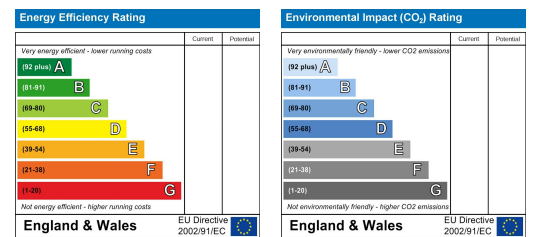
## Floor Plan



## Area Map



## Energy Efficiency Graph



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