

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 41 Sea Front

, Hayling Island, PO11 0AN

**£1,000**

Arden & Way are delighted to present this beautifully renovated two-bedroom flat offering uninterrupted sea views.

Recently refurbished throughout, the property comprises a bright open-plan lounge/kitchen, a modern bathroom with bath and overhead shower, and two bedrooms — one double and one single.

For more information or to arrange a viewing, please contact Arden & Way today.

### 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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## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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