

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



2A Wheatlands Crescent
, Hayling Island, PO11 9SH

£335,000

Arden & Way are delighted to bring to the market this beautifully presented two-bedroom bungalow, offered in excellent condition throughout and situated within a sought-after and peaceful cul-de-sac. This attractive home provides an ideal opportunity for those seeking to downsize, or for buyers looking for comfortable single-level living in a quiet residential setting.

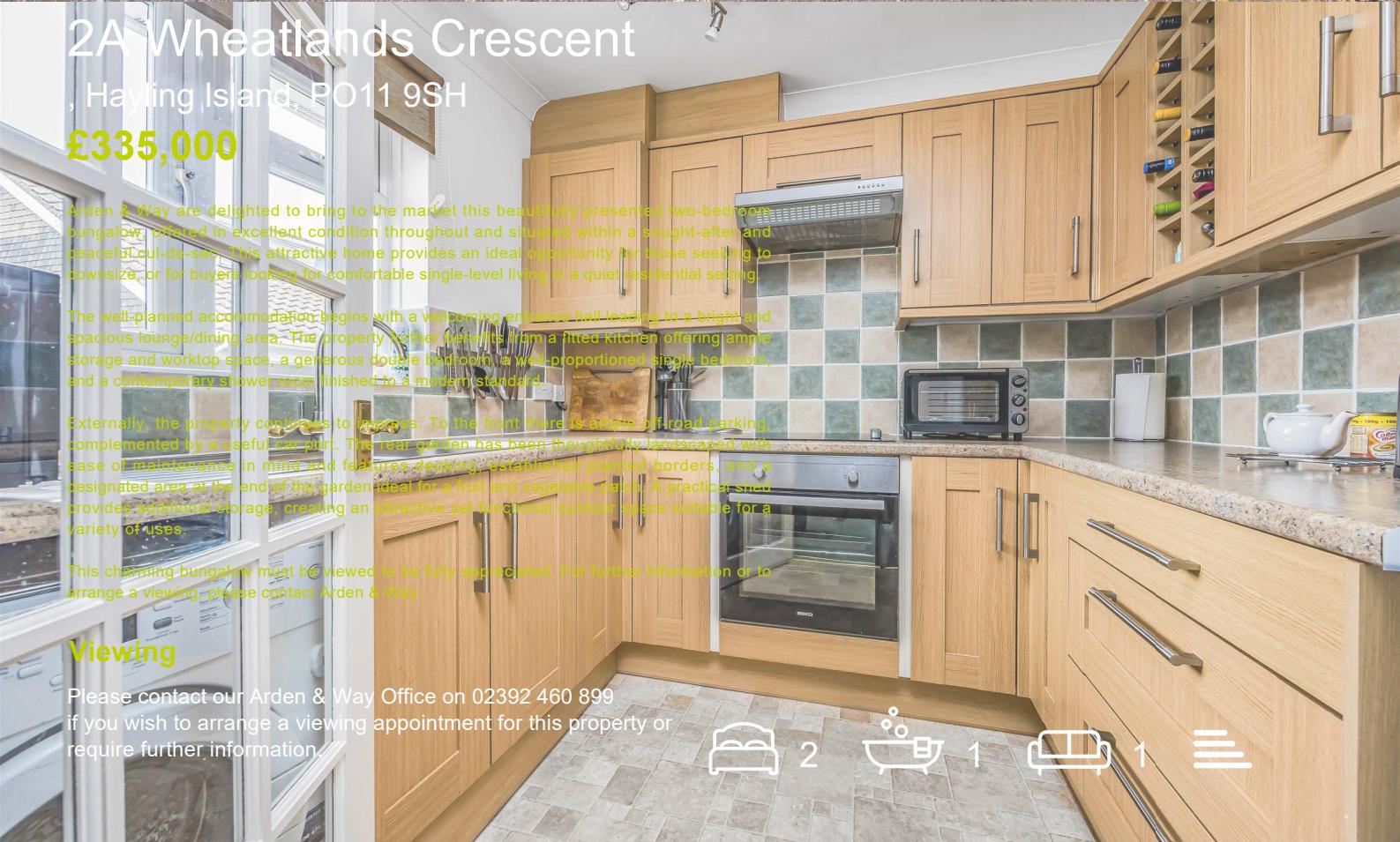
The well-planned accommodation begins with a welcoming entrance hall leading to a bright and spacious lounge/dining area. The property further benefits from a fitted kitchen offering ample storage and worktop space, a generous double bedroom, a well-proportioned single bedroom, and a contemporary shower room finished to a modern standard.

Externally, the property continues to impress. To the front there is ample off-road parking, complemented by a useful car port. The rear garden has been thoughtfully landscaped with ease of maintenance in mind and features decking, established planted borders, and a designated area at the end of the garden ideal for a fruit and vegetable patch. A practical shed provides additional storage, creating an attractive yet functional outdoor space suitable for a variety of uses.

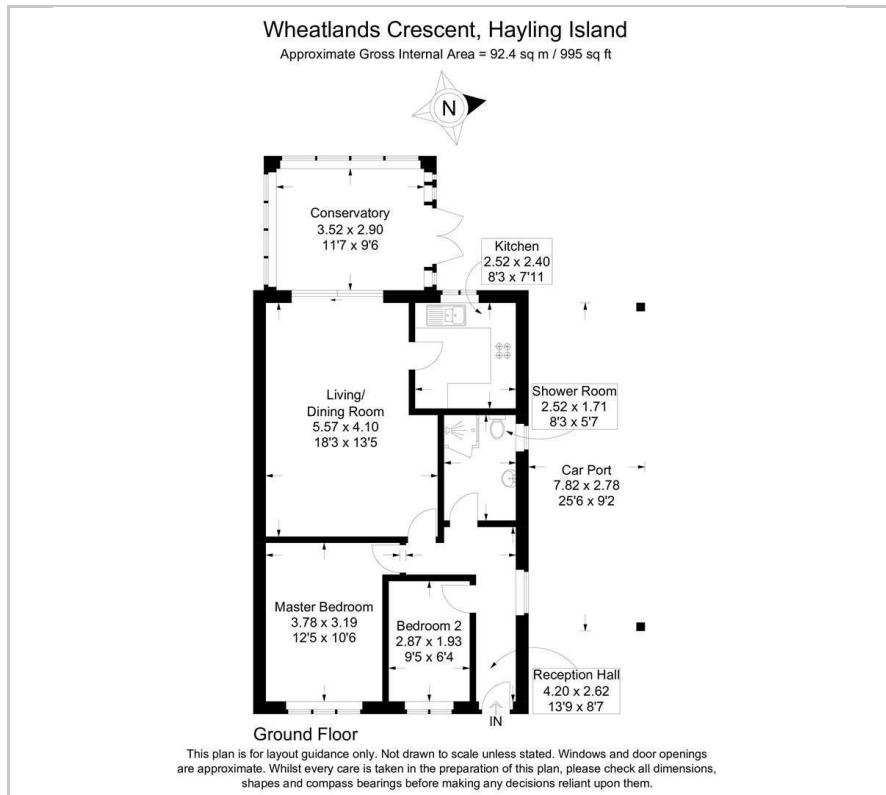
This charming bungalow must be viewed to be fully appreciated. For further information or to arrange a viewing, please contact Arden & Way.

Viewing

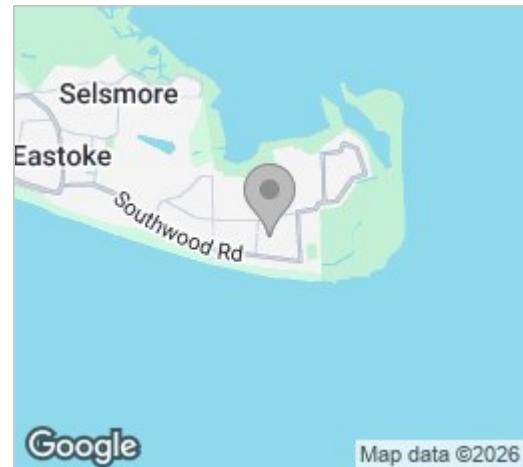
Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

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



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.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899 Email: info@ardenway.co.uk www.ardenway.co.uk