

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



## 18 Haslemere Gardens , Hayling Island, PO11 9SD

**£560,000**

Arden & Way are pleased to present this remarkable property in Haslemere Gardens to the sales market. Situated in Sandy Point, South East Hayling, this location offers the perfect blend of tranquility and accessibility, just half a mile from the beach and nature reserve, and three-quarters of a mile from the prestigious sailing club and marina.

This property is currently divided into well-presented two residential homes, making it an excellent choice for the increasingly sought-after multigenerational living. The main residence features an inviting entrance lobby, a cozy lounge with a log burner, a kitchen/diner, a ground floor bathroom, and a double bedroom. On the first floor, you'll find a second bedroom and a convenient WC. The secondary home boasts its own entrance hall, WC, kitchen/breakfast room, and a lounge, also equipped with an additional log burner, along with a double bedroom. The first floor includes the master bedroom complete with an en-suite bathroom and a separate WC located off the landing.

Outside, the property offers ample off-road parking suitable for a boat or caravan, along with gated access to a detached garage. The private garden, primarily laid to lawn and adorned with shrubs and borders, also includes a storage shed and summer house, providing plenty of space for storage. Further benefits include solar panels. This property truly presents a unique opportunity in a great location.

For more 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.



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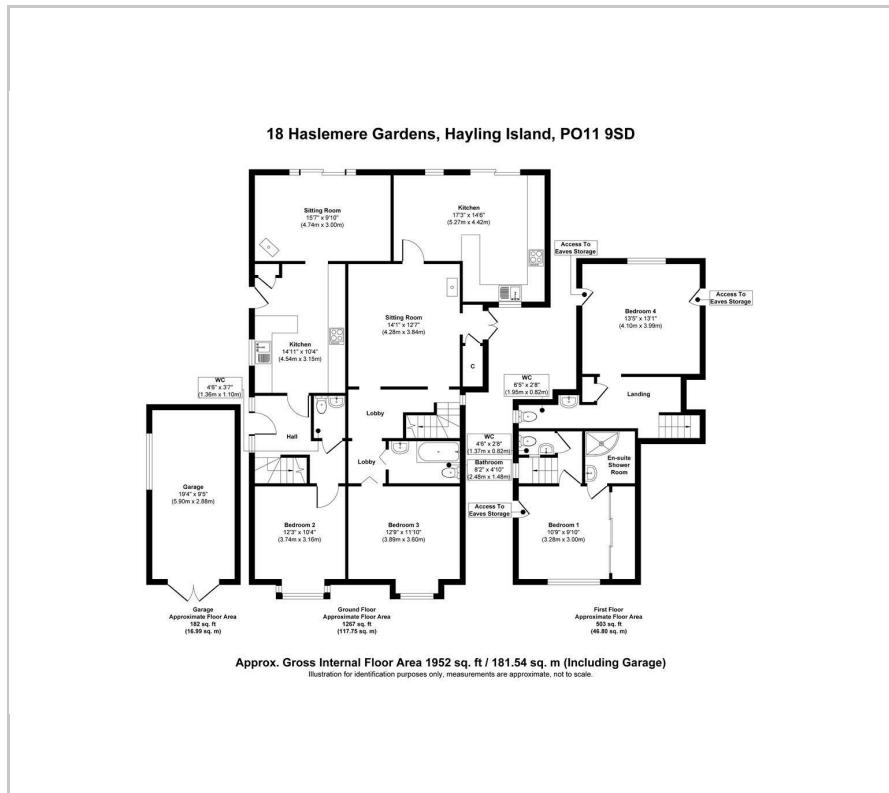
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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)			
A			
B			
C			
D			
E			
F			
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			
(58-68)			
D			
(55-68)			
E			
(39-54)			
F			
(21-38)			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/81/EC	



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