

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## Resolution Yachthaven

Hayling Island, PO11 0BF

**Offers in excess of £1,400,000**

Arden & Way are delighted to present to the sales market this luxury 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 Rhythe, forming part of Chesapeake Harbour. This property has stunning views towards the water. This is an idyllic peaceful setting, perfect for escaping the city or unwinding after a long hard day's work.

The downstairs accommodation comprises of a large fully fitted kitchen complete with Neff appliances and Quaker top, a wrap-around breakfast room, downstairs WC, utility room with Bosch twin stack appliances and large living room which opens onto the wrap-around boardwalks with Q-rod and composite decking. The first floor of the property is accessed by the solid oak walk-up 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, Nagel KNX intelligent home automation, CCTV, Monarch water softener, air conditioning and 1 up lift throughout (TTB).

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.



