# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS

## 199 Havant Road

, Hayling Island, PO11 0LG

**£2,950 Per month**

Arden & Way are delighted to present this four-bedroom family home, ideally situated within a short drive of Havant Town Centre and its excellent range of amenities, including direct train links to London. The popular Hayling Billy Trail and surrounding coastal walks are also within easy reach.

The property offers spacious and versatile accommodation throughout, a large family room, attractive kitchen/diner, separate utility room, lounge with log burner, study and downstairs cloakroom. Upstairs are four generous bedrooms, with the principal bedroom benefiting from a private ensuite shower room and balcony boasting stunning views across the surrounding open fields. A family bathroom, complete with a beautiful roll-top bath, completes the first floor.

The well-appointed kitchen/diner features attractive cabinetry, solid oak worktops, a breakfast bar and ample space for dining. The adjoining utility room provides excellent additional storage and access to the cloakroom.

The particularly impressive family room benefits from full-width bi-fold doors opening directly onto the garden, creating a fantastic light and versatile space for entertaining and enjoying the surrounding views.

Outside, the property benefits from a very large driveway with generous turning space and ample parking for several vehicles, boats or even a motorhome. The enclosed rear garden is laid mainly to premium artificial turf and features a raised decking area, providing an ideal space for outdoor entertaining and relaxation.

### 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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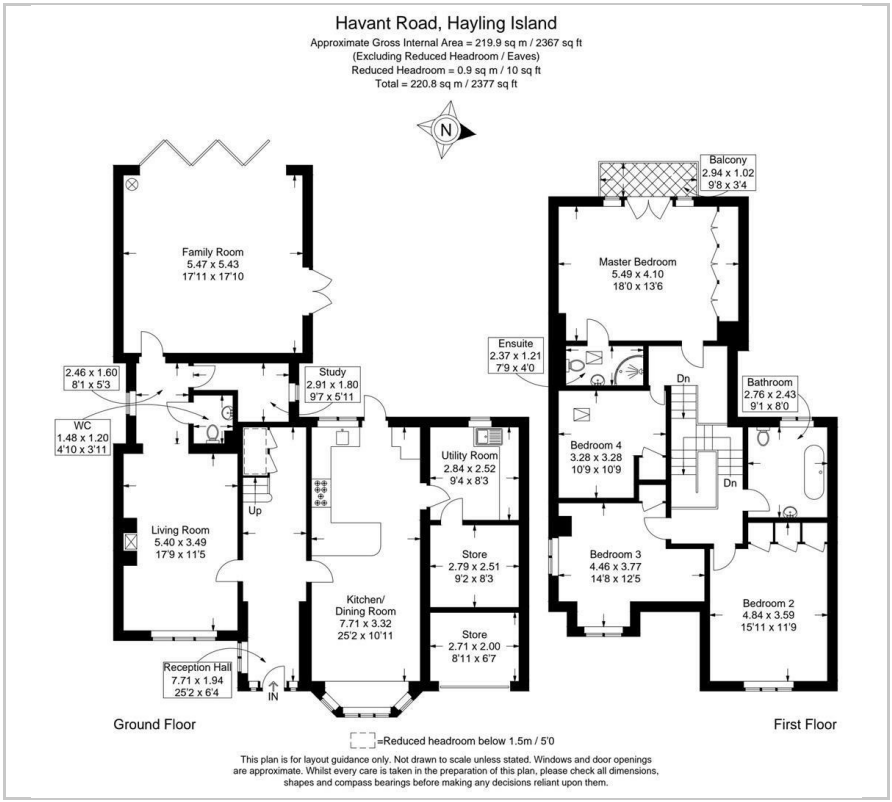
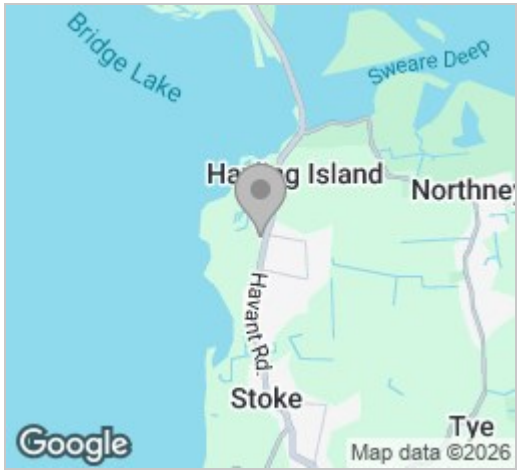
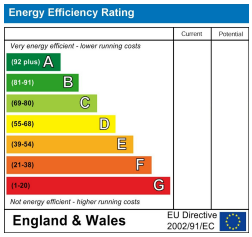
## Floor Plan

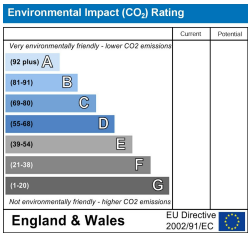



## Area Map




## Energy Efficiency Graph



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