

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



250 Havant Road

, Hayling Island, PO11 0LN

**Offers over £850,000**

Arden & Way are delighted to present to the sales market this impressive five-bedroom detached property located in a prime area on Hayling Island, just moments from Langstone Harbour. With spacious living spaces, ample parking, and a beautifully landscaped rear garden, this house is perfect for families or those seeking a successful investment.

Entering through an inviting gate and double glass front door, you are welcomed into a hallway that provides access to the ground floor rooms. The expansive dining room, which has a stunning bay window and two east aspect windows. The adaptable sitting room is brightened by multiple windows and includes access to a convenient downstairs WC with shower facilities. The kitchen is both functional and stylish, featuring a breakfast area and a central island. The adjacent utility room provides an additional WC for practical ease.

Upstairs, there is a spacious family room with an en-suite and south-facing window, offering access to the external annex. Two bedrooms and five are also on the ground floor, the bathroom five featuring its own en-suite shower room.

Downstairs, a large landing leads to the family bedroom and the master bedroom. The master suite includes a built-in wardrobe, a dressing room that makes an ideal home office, and access to a balcony. The family room is a bright, Beagham-style sunlit room with an en-suite and built-in wardrobe.

The annex, which is a separate wing with its own access to the main house, features a kitchen, living area, bedroom, and great potential for use as an external entrance, private parking garage, and a large, well-lit space for a new car.

### 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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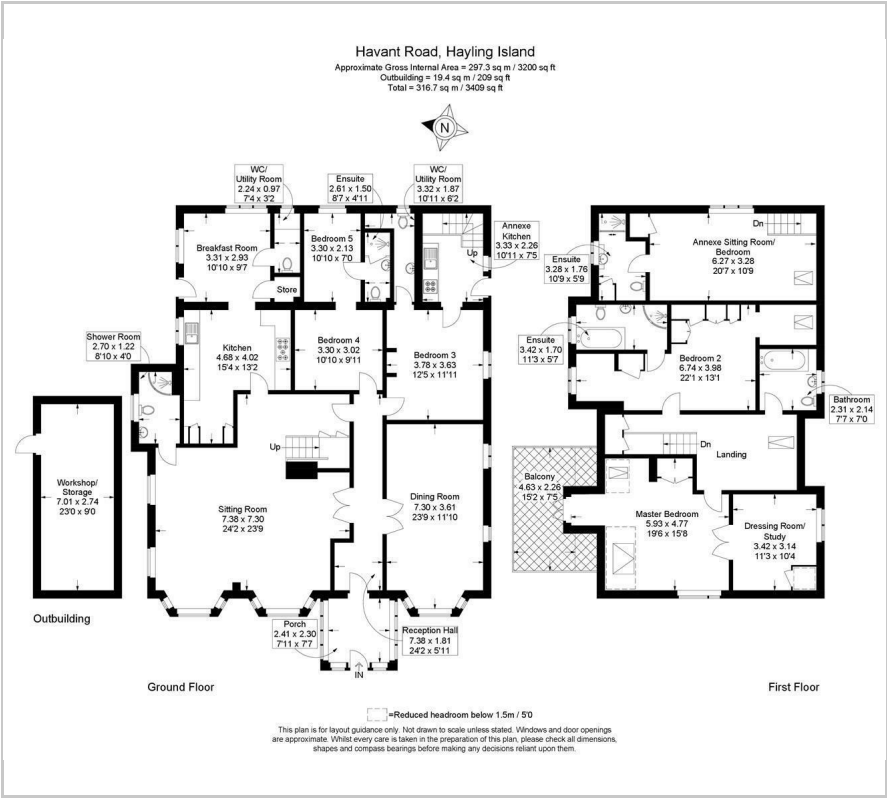
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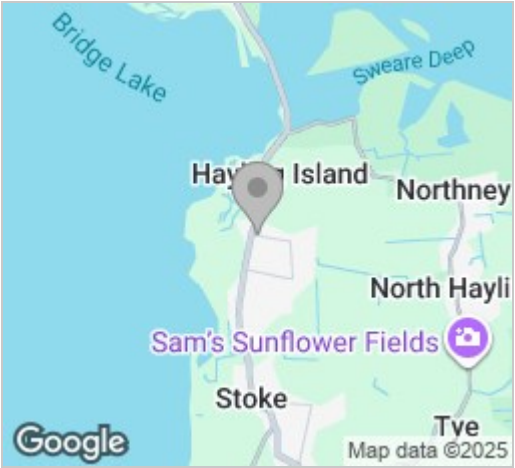
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Floor Plan



Area Map



Energy Efficiency Graph



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