

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 106 Fathoms Reach

Hayling Island, PO11 0RS

Asking price £253,000

Arden & Way are delighted to present this charming and well-maintained, two-bed mid terrace house, ideally situated in one of the most sought-after residential areas of Hayling Island.

Perfectly maintained, the property is just a short stroll from the town. Situated on a quiet street, offering a wide range of everyday amenities including shops, cafes and local schools. The location is well served, easy reach, providing beautiful coastal walks, open beaches, and an ideal setting for leisure and relaxation.

This attractive home benefits from UPVC double glazing throughout and gas warm air central heating, allowing comfort and efficiency all year round.

The ground floor accommodation comprises a well-appointed entrance area with built-in coat and shoes, leading into a spacious and bright lounge/diner. This generous open-plan room offers an excellent space for both relaxing and entertaining, with room for table, chairs and a comfortable sofa. To the rear of the property is a well-fitted kitchen, though fully equipped with ample cupboard and worktop space.

Upstairs, the first floor offers a comfortable living space, with two well-proportioned bedrooms, each providing comfortable accommodation with space for storage. A contemporary family bathroom completes the first floor layout, fitted to a modern standard.

Externally, the property continues to impress with the added advantage of off-road parking spaces, providing convenient private parking. To the rear is a beautiful landscaped rear garden, perfect for many afternoons and evenings under the sunshine. This attractive outdoor space offers a perfect setting for outdoor dining, barbecuing, or simply relaxing in a lovely and peaceful environment.

The property would make an ideal purchase for first-time buyers, downsizers, investors, or those seeking a low-maintenance coastal home in a desirable location.

Viewing is highly recommended and Study by appointment through Arden & Way.

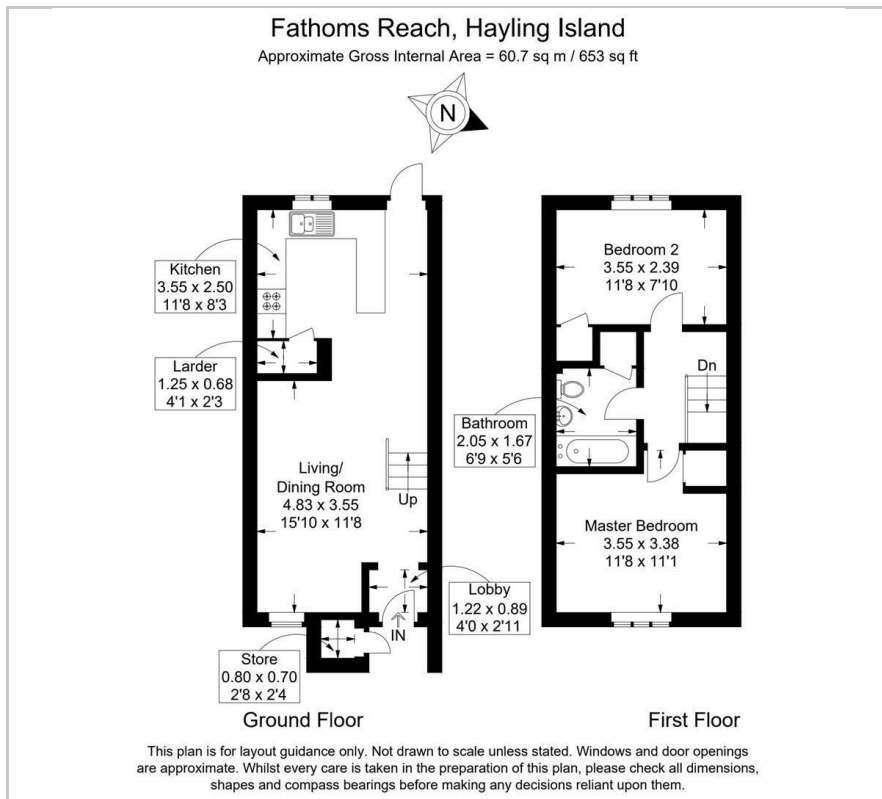
### Viewing

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.

- Two bed Mid terrace house
- Front and rear garden
- No onward chain
- Local amenities
- Freehold
- Double glazing and GCH
- Upstairs bathroom
- Popular location
- Modern kitchen
- West facing garden



## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's 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](mailto:info@ardenway.co.uk)

[www.ardenway.co.uk](http://www.ardenway.co.uk)