



10 Garden Close | PO11 9AD | £635,000

GEOFF **FOOT**  
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island  
Hampshire • PO11 9EA  
Tel : 023 9246 1666 • Fax: 023 9246 1661  
[www.geofffoot.co.uk](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)





*Internal viewing is essential to fully appreciate the standard of presentation being offered in this extended and substantially upgraded chalet Bungalow conveniently located in Mengham with shops, Seafront and amenities near by. There is an extensive block paved driveway offering parking for several cars, boat, campers vans etc. leading to detached Garage and recessed side entrance. The spacious Hallway i excess 23' approx in length, leads to 2 double Bedrooms, one with En-Suite, a feature fitted Kitchen, Family Room with dining area and breakfast Island, Utility, Lounge and Cloak/Shower room. Upstairs are 2 further Bedrooms and a WC with sink unit. Outside boasts a generous size rear Garden with Storage/Work shop, established shrubs and ornamental plants to borders. Ideal for retirement and families.*



- **Extended & upgraded detached chalet Bungalow in central Hayling Island.**
- **Gas heating system & double glazing.**
- **Four Bedrooms over 2 floors.**
- **Extensive block paved driveway with ample parking for several cars, boat, campervans etc.**
- **Cloak/Shower Room, En-Suite and WC to first floor.**
- **Luxury Kitchen/Family room with Breakfast Island and dining area.**
- **Separate Lounge with Led display lights to coving.**
- **Generous size rear Garden and detached Garage. Storage shed/Work shop 20' x 12' approx.**
- **Exterior soffit, display and security lighting. Many extra modern features.**
- **Convenient to local shops, Sea front & Amenities. Internal viewing essential to appreciate standard of presentation.**

**Freehold | Council Tax Band: D**



The accommodation comprises:

***Recessed side entrance with step. UPVC double glazed door to –***

***Entrance Hallway – 23' 0" Approx. length.***

*Staircase rising to first floor with glass panel balustrade and attractive Led's. floor tiling with under floor heating. Range of tall cupboards, one housing gas, electric meters and consumer unit. Under stairs cupboard with power and light. door to*

***Lounge – 15' 0" x 12' 0" (4.57m x 3.65m)***

*Double glazed window to side aspect with roller blind. Coving with display Led lighting. Down lights. Double radiator. Wall TV unit with display shelving and storage drawers. Glass inset Bi-fold doors to*

***Kitchen/Family room – 27' 3" x 20' 0" narrowing to 12'0" (8.30m x 6.09m) Max***

*L-shaped. Extensive range of wall and base cupboards and drawers. Single drainer with 'Bristan' mixer tap and hot water feature, set in crushed quartz work surface, matching up stands. Inset ;"Neff' 5-ring induction hob, overhead extractor and drawers below. Eye level 'Aeg' double oven and grill. Tall end larder cupboards. Integrated dish washer. Further cupboards with space for 'American style' fridge/freezer. Feature Island forming breakfast bar with seating below and power/USB points. Cupboards and drawers, lighting over. Plinth lighting. Down lights. Space for large table and chairs. Ceramic floor tiling with under floor heating system. Bi fold doors with integrated blinds. Fitted TV on wall bracket. Double glazed window over looking rear Garden.*

***Utility room – 10' 0" x 7' 1" (3.05m x 2.16m)***

*Double glazed window to side aspect with roller blind. Work surface with inset stainless steel sink. Space and plumbing for automatic washing machine and tumble drier below. Wall mounted 'Vaillant Ecotec plus 830' gas boiler. Tall end larder cupboard. Wall and base cupboards. extractor fan. Vinyl flooring. Radiator.*

***Cloak/Shower Room –***

*White suite comprising half inset wash hand basin set in vanity shelf, cupboard below. Close coupled WC and concealed cistern. Walk-in shower unit with mixer shower. Tiled walls and flooring. 'Ladder style' towel radiator. Obscure double glazed window to side. Cupboard with de mister mirror over.*

***Bedroom 2 – 11' 0" x 13' 2" (3.35m x 4.01m)***

*Double glazed window to front aspect with roller blind. Radiator.*

***Bedroom 1 – 15' 1" x 11' 10" (4.59m x 3.60m)***

*Double glazed window to front aspect with rail and roller blind. Down lights. Vertical radiator. Range of floor to ceiling wardrobes and drawer units. Door to En-Suite: Bath/Shower room. White suite comprising paneled Bath with mixer tap, hand held diverter. Wide wash hand basin with mixer tap, drawers below. Mirror fronted cabinet over with de mister and lights. Shower cabinet with 'rainfall style' shower and separate diverter. Laminate wall panels. Down lights. Ceramic flooring with under floor heating. Obscure double glazed window to side with roller blind. Extractor.*

***Staircase rising to first floor Landing with eaves storage cupboard. –***

***Bedroom 3 – 11' 0" x 6' 6" (3.35m x 1.98m)***

*Obscure double glazed dormer to side elevation. Radiator. Eaves storage cupboard. Wall mounted TV. Down lights.*

***Bedroom 4 – 14' 6" x 6' 0" (4.42m x 1.83m)***

*Double glazed window to side elevation. Radiator. Down lights.*

***WC –***

*Half inset wash hand basin with cupboard below. Close coupled WC with concealed cistern. Laminate flooring. 'Ladder style' towel radiator. Wall light and extractor.*

***Outside –***

*5-bar gate leading to extensive block paved driveway offering ample parking for several cars, campervan, boat etc. External electric socket. External lights. Gate to rear Garden.*

***Detached Garage – 17' 10" x 9' 2" (5.43m x 2.79m)***

*Electric door, power and light. side service door to*

***Generous size Rear Garden –***

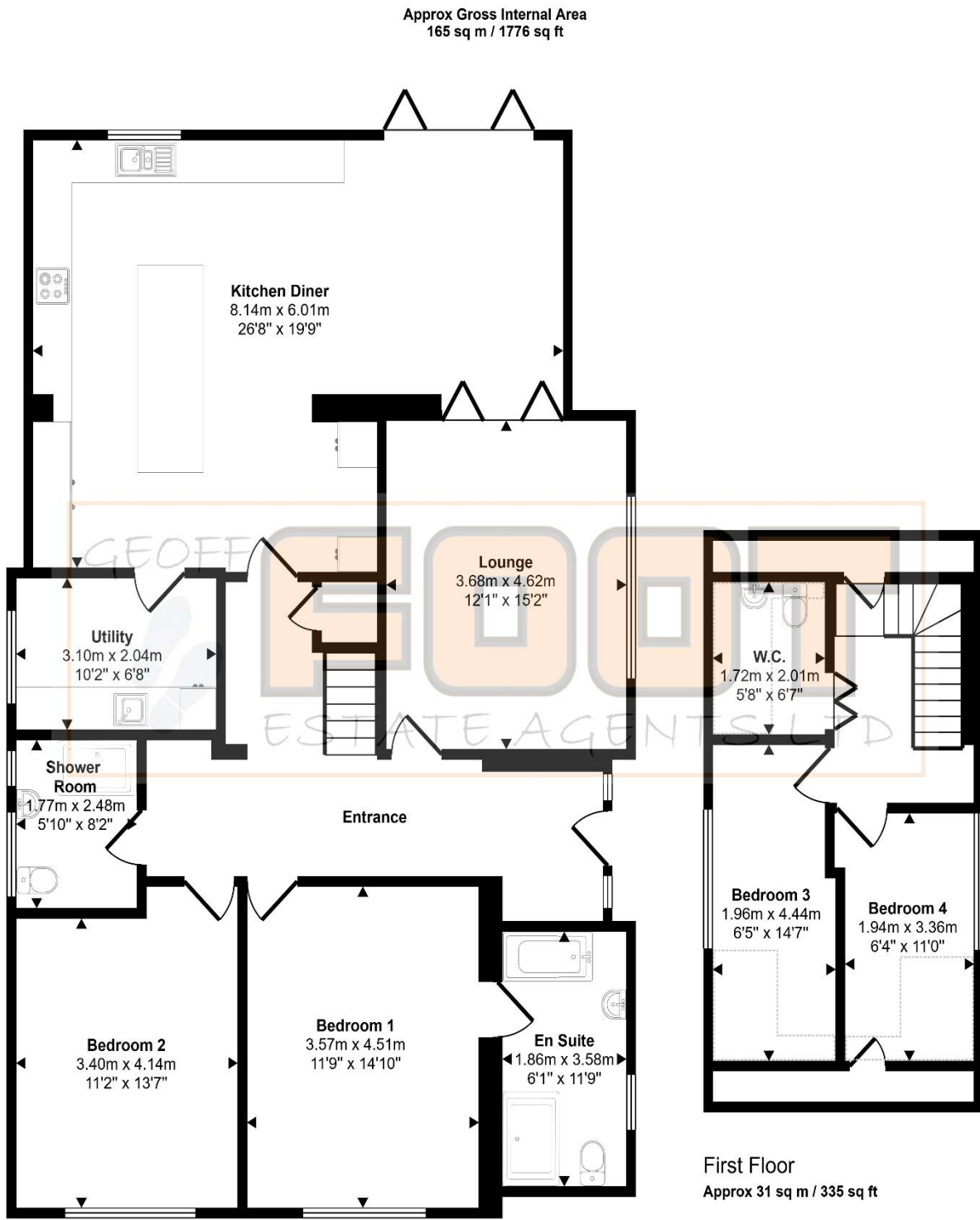
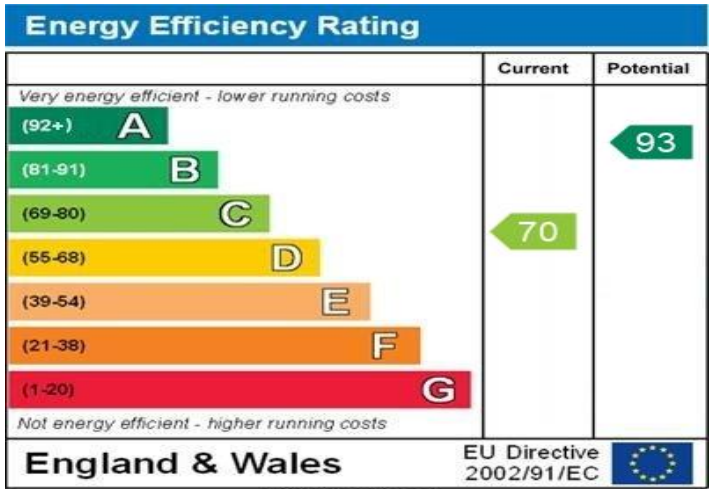
*Paved patio area. 3 water tap points and soffit lighting. Security cameras and lighting. External power points. Artificial grass laid lawn with shrubs and flowers to borders. wall and fenced boundaries. Return path and gate to front. Clad storage Shed/Work shop: 12' x 20' (approx). Power points, lighting, water and WC. Adjoining Avery with pond- optional to buyers choice.*



#### IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.





**Ground Floor**  
Approx 134 sq m / 1441 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

