



16 Fairlight Chalets | PO11 9LQ | £185,000

GEOFF **FOOT**
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A semi-detached Bungalow situated on a private estate within half a mile of Mengham Village, Mengham Rythe sailing Club and foreshore. The property has a 12 MONTHS' RESIDENCY which rarely come onto the market and is ideal for all year round living, weekend home or rental/Air BNB. There is a wide 5-bar gateway approach leading to numbers 14,15,16 and 17, each with their own parking areas. The interior has a cosy Lounge with Log Burner and is open plan leading to the Kitchen area with fridge, newly fitted Oven and UPVC double glazed door to South facing garden area. There is a Bedroom and second room with fitted ladder to a boarded loft area with Velux, offering flexible accommodation. An attached shed with rear service door offers additional storage. Well presented.

- **Semi detached chalet in private estate.**
- **12 MONTHS residency.**
- **Own driveway for parking.**
- **Lounge with Log burner.**
- **White Bathroom suite.**

- **Kitchen leading to Garden.**
- **South facing enclosed Rear Garden.**
- **Attached storage shed to side.**
- **Convenient Mengham Village, Mengham Rythe Sailing Club and foreshore.**
- **Ideal retirement or weekend home.**

Freehold | 12 Months residency | Council Tax Band: A

The accommodation comprises:

Entrance Porch –

UPVC double glazed door, double glazed windows. Quarry tiled flooring. Light. UPVC door to

Lounge – 13' 7" x 8' 4" (4.14m x 2.54m)

Laminate flooring. UPVC double glazed window to front. Telephone point. Raised plinth with log burner and flue. Open access to

Kitchen – 11' 4" x 5' 8" max (3.45m x 1.73m)

1.5 bowl single drainer sink unit with mixer tap, double cupboard below. Tiled splash backs. Work surface with inset 'John Lewis' 4-ring halogen hob, newly fitted oven below. Under counter fridge. Glass shelving. Double glazed window to rear aspect. Laminate flooring. UPVC double glazed door to rear Garden.

Bedroom – 6' 8" x 6' 6" (2.03m x 1.98m)

UPVC double glazed window to front aspect. Light. Laminate flooring.

Bedroom – 6' 8" x 6' 6" (2.03m x 1.98m)

Laminate flooring. 4 small, borrowed light windows from kitchen. Access to spacious loft area which is boarded and has fitted Velux window. High level fuse box and electric meter. Shelf.

Bathroom –

White suite comprising panelled bath, with wall mounted 'Mira' shower over. Close coupled WC with push button flush. Corner wash hand basin. Ceramic wall tiling. Obscure double glazed window to rear aspect. Stop cock.

South facing rear Garden –

Part paved area, wall and fence enclosed. Outside water tap.

Outside front. –

Wide 5-bar gateway approach shared by 4 properties (15,16,17 and 18). Driveway for own parking. Attached storage shed with UPVC double glazed door from driveway. Rear service door into garden. Site Fees: £150 P.A. To include water rates, 3rd party insurance, communal garden and road maintenance.



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.

