



Offers Over:

50 St. Leonards Avenue | PO11 9BW | £450,000

GEOFF **FOOT**  
ESTATE AGENTS LTD

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Dating back to circa 1873, this beautifully presented Victorian semi-detached home offers generous and versatile accommodation, perfectly suited to modern family living while retaining plenty of period charm. Extended over time, the property now provides four well-proportioned bedrooms, three reception rooms, and two bathrooms, offering flexibility for growing families or those working from home.

Conveniently located in the heart of Mengham Village, the home is ideally positioned for a wide range of local shops and amenities, bus routes, schools, and doctors' surgeries. Hayling seafront is also within easy reach, providing pleasant coastal walks and attractive views along the shoreline. Outside, a generous rear garden offers an excellent space for family life and entertaining, while a driveway to the front provides valuable off-road parking. Combining character, space, and a highly convenient location, this charming period property represents an ideal family home on Hayling Island.

- **Extended Victorian semi-detached house, circa 1873**
- **Four bedrooms, three reception rooms, and two bathrooms (one downstairs)**
- **Characterful period home with versatile accommodation**
- **Nicely presented throughout with retained Victorian charm**
- **Generous rear garden, ideal for family use and entertaining**
- **Driveway providing valuable off-road parking**
- **Central Mengham Village location**
- **Close to shops, schools, bus routes, doctors & amenities**
- **Easy access to Hayling seafront with coastal walks and views**
- **Ideal family home in a highly convenient setting**

**Freehold | EPC: D | Council Tax Band: C**



The accommodation comprises:

**UPVC double glazed front door to Porch. Door to –**

**Hallway –**

Vinyl flooring. Double radiator. Staircase to first floor with under stairs cupboards. Panel glazed door to

**Family Room – 12' 0" x 10' 5" plus deep bay (3.65m x 3.17m)**

Double glazed deep square bay window with shutters, to front aspect. Wooden flooring. Fireplace surround with log burner, granite backing and matching hearth. Two built in side cupboards. Two wall light points. Radiator. Door to

**Office/Bedroom 4 – 12' 0" x 8' 10" (3.65m x 2.69m)**

Double glazed window with shutters to front aspect. Double radiator. Laminate flooring. Down lights.

**Dining Room – 11' 9" x 10' 0" (3.58m x 3.05m)**

Vinyl flooring. Radiator. Double glazed window to rear aspect. Served from Kitchen. Door to

**Lounge – 12' 4" x 12' 4" (3.76m x 3.76m)**

Fireplace surround with tiled backing, slate hearth and log burner. Side cupboard and shelving. Exposed timber flooring. Two double radiators. Wall light. Double glazed French doors to

**UPVC Conservatory – 8' 10" x 6' 5" (2.69m x 1.95m)**

Double glazed window units to three sides. Double glazed door to rear Garden.

**Kitchen/Breakfast Room – 10' 8" x 9' 7" (3.25m x 2.92m)**

1.5 bowl single drainer stainless steel sink unit and mixer tap set in marbled effect work surface, cupboard below. Space for dish washer. Range of matching white fronted wall and base cupboards and drawers fitted to two sides. Inset 'Bosch' 4-ring gas hob, overhead extractor hood and built in oven and grill below. Under cupboard lighting. Breakfast bar with cupboards and drawers below. Space for bar stool seating. Double radiator. Down lighting. Double glazed window to side. Panel glazed door to

**Utility room – 7' 9" x 7' 8" (2.36m x 2.34m)**

Work surface with space and plumbing for automatic washing machine and tumble drier below. Space for tall fridge/freezer. Wall cupboard and shelving. Double glazed windows to rear aspect. Double glazed door to rear Garden. Vinyl flooring. Double radiator and door to

**Cloak/Shower Room –**

Corner shower enclosure with wall mounted 'Mira' mixer shower, wall tiling. Vanity shelf with half inset wash hand basin, close coupled WC, concealed cistern, cupboard below. Obscure double glazed window to rear aspect. Vinyl flooring. Double radiator, extractor fan and down lighting.

**Staircase rising to first floor Landing. –**

Access to loft space. Built in storage cupboard and built in airing cupboard housing 'Worcester' gas boiler.

**Bedroom 1 – 11' 8" x 10' 0" (3.55m x 3.05m)**

Double glazed window to rear elevation. Radiator. Laminate flooring and built in cupboard.

**Bedroom 2 – 10' 6" x 9' 3" (3.20m x 2.82m)**

Twin double glazed windows to front elevation. Radiator.

**Bedroom 3 – 10' 7" x 9' 8" max (3.22m x 2.94m)**

Double glazed window with venetian blinds to rear elevation. Radiator. Laminate flooring. Built in floor to ceiling wardrobes to one wall.

**Family Shower Room –**

Tiled corner shower cubicle with 'Triton' electric shower. Pedestal wash hand basin and close coupled WC. Ceramic wall tiling to half height. Radiator. Shaver point. Extractor fan and wall mirror.

**Outside –**

Double width driveway offering parking 2 cars etc. Raised flower bed, walled and fenced boundaries. Climbers. Two gates leading to

**Rear Garden –**

Outside water tap point. Block paved patio area. Lawn and raised decking for seating etc. Two fir trees and ornamental palm. Coal bunker. Timber built work shop with bench and power. Timber built chalet for garden storage, with light, power and windows. Shrubs to borders.




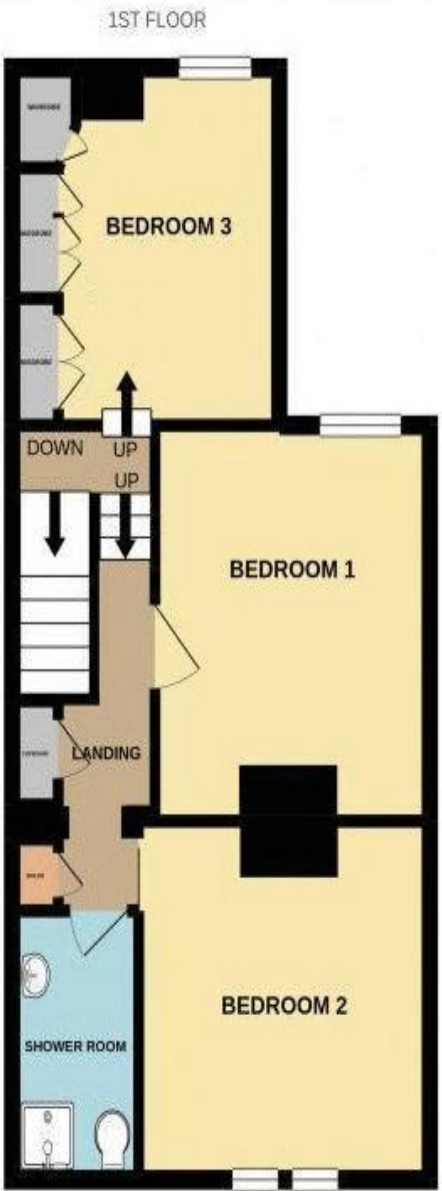
#### IMPORTANT INFORMATION

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	81
England & Wales	EU Directive 2002/91/EC 	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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