



25 Mengham Avenue | PO11 9JB | £460,000

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
email: sales@geofffoot.co.uk



Internal viewing is highly recommended for this spacious detached Bungalow within Mengham Village, convenient to local shops, schools, amenities and just 250m (approx) to Hayling Sea Front. The 5-bar gated entrance with long driveway leads to the two double Bedroom Bungalow which also offers a Kitchen/Breakfast room, Conservatory, Family Shower room and Utility/cloakroom. There is a recently fitted gas boiler 2025 and double glazing. Outside has private front and rear Gardens with established flowering shrubs, attractive grasses, fruit trees and detached Garage with electric roller door (fitted 2024).

Offered with no forward chain.



- **Detached Bungalow in sought after Mengham Village Avenue**
- **NO FORWARD CHAIN**
- **Two double Bedrooms**
- **Lounge and generous sized Conservatory**
- **Kitchen/Breakfast Room with range of solid wood cupboards and drawers**
- **Family Shower room. Outer Utility & WC**
- **Long driveway to detached Garage with electric roller door**
- **Recently fitted Worcester Gas boiler (February 2025)**
- **Attractive Gardens front and rear**
- **Convenient local shops, amenities and approx 250m from Sea front**

Freehold | EPC: D | Council Tax Band: D

The accommodation comprises:

Entrance Corner Porch –

UPVC obscure double glazed door. Obscure double glazed windows to front and side. Wall light. Tiled flooring. Obscure panel glazed door to

Entrance Hallway –

Radiator with shelf over. Telephone points. Double storage cupboard with cupboard over. access to partly boarded loft space via ladder. Light.

Lounge –

Fireplace shelving unit surround with fitted coal effect electric fire. Two radiators. Four wall light points. TV aerial point. Double glazed window to side. Double glazed sliding patio doors to

Conservatory –

Two wall light points. Tiled flooring. Double glazed door to driveway. Door to

Utility/Cloakroom –

Work surface with space and plumbing for automatic washing machine below. Window to rear Garden aspect. Light. Shelving. sliding door to Cloakroom. With wash hand basin, tiled splash backs. Close coupled WC. Window to rear Garden.

Kitchen/Breakfast Room –

Extensive range of solid wood wall and base cupboards and drawers fitted to three sides. 1.5 bowl single drainer stainless steel sink unit and mixer tap set in work surface. Integrated dishwasher. Tiled splash backs. Upright 'Hotpoint' oven. Integrated tall fridge/freezer. Return work surface with inset 'Hotpoint' halogen hob, extractor over, drawers below. Tiled flooring. Window and door to conservatory. Radiator. Cupboard housing electric meter and consumer unit. Further work surface with matching oak fronted cupboards and drawers. Central and end display shelving. Concealed under cupboard lighting. Space for table and chairs. Return door to Hallway.

Bedroom 1 –

Double glazed window to front aspect. Radiator. Double glazed window to side. Range of floor to ceiling wardrobes to one wall. Wall light point.

Bedroom 2 – Double aspect double glazed windows to front and side elevations. Radiator.

Family Shower Room –

White suite comprising corner shower cubicle with splash back and 'Mira Excel' mixer shower, pull-down seat and hand rail. Pedestal wash hand basin and close coupled WC. Vinyl flooring. Obscure double glazed window with extractor to side elevation. Ceramic wall tiling to half height. Mirror fronted cabinet. Wall mirror. Radiator.

Outside front –

5-bar gate to long driveway. Mainly laid to lawn. Flowering shrubs to borders. Fence and hedged boundaries. Gas meter box.

Detached Garage –

With electric roller door (installed 2024). With power, light. window, work bench and storage to rafters. Side service door to

Rear Garden –

Mainly laid to lawn with flowering shrubs, fruit trees and grasses. Timber Garden shed. Lean-to potting shed adjoining Garage. Shingle display seating area. Exterior lighting. Outside water tap point. Wall and fence enclosed. Return gate to front. NO CHAIN.

Please SCAN the QR CODE to view the detailed 360 VIRTUAL TOUR >>>



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.

