

3

Bedrooms



1

Bathroom



1

Receptions







This immaculate, semi-detached, 3 bedroom house has been refurbished and modernised to a high standard with the added benefit of a garden lodge bar.

The house has Lounge/dining room with patio doors to rear garden. Modern fitted kitchen. Upstairs there are 2 double bedrooms and 1 single bedroom along with a modern shower room. Gas heating and double glazing.

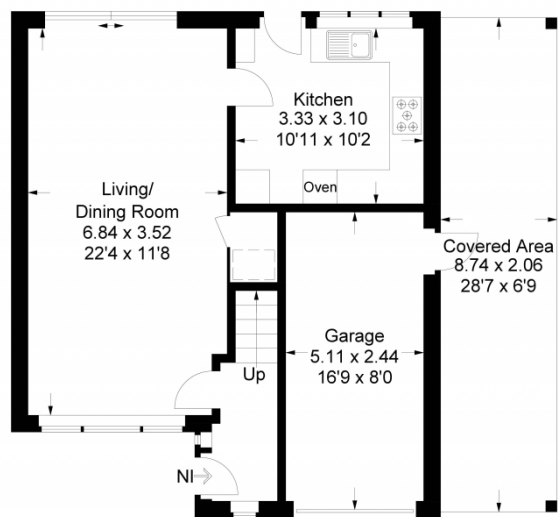
Outside there is off road parking for several vehicles, integrated single garage. Covered lean to at the side for more storage leading to the rear garden.

Enclosed rear garden with patio, lawn, entertaining area and leading to Garden Lodge, double glazed and fitted out with bar with optics, seating, table, light and power.

Walking distance of local schools and Mengham shops.

## Cherrywood Gardens, Hayling Island

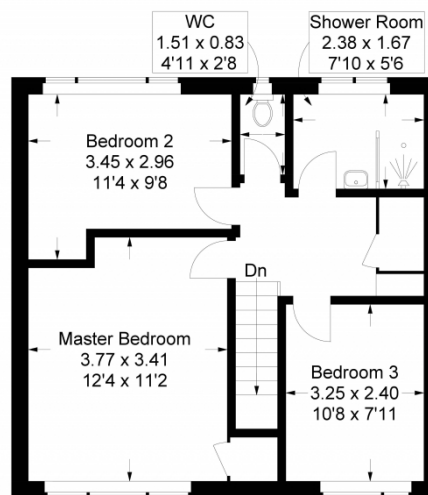
Approximate Gross Internal Area = 123 sq m / 1324 sq ft  
 Outbuildings = 15.8 sq m / 170 sq ft  
 Total = 138.8 sq m / 1494 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



First Floor

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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