



 2
Bedrooms

 1
Bathroom

 2
Receptions



Situated in a popular Lane in, this detached, 2 bedroom bungalow is a short walk to Mengham shops and amenities and to the seafront at central south Hayling.

The bungalow has off road parking for several vehicles at the front along with lawn, trees and mature shrubs.

Front Porch leading to hallway with airing cupboard. Spacious, double aspect Lounge with patio doors leading out on to large conservatory.

Kitchen/breakfast room with fitted oven and hob. Integrated fridge/freezer. Fitted base and wall units with underlighting. Door to conservatory and to hall.

Bedroom 1 - double aspect with fitted wardrobes. Bedroom 2 - double aspect.

Shower room with corner shower cubicle, wc and basin.

To the rear of the conservatory is a Utility room with plumbing for washing machine and cloakroom.

Single garage with personal door to garden. Attached potting shed to rear.

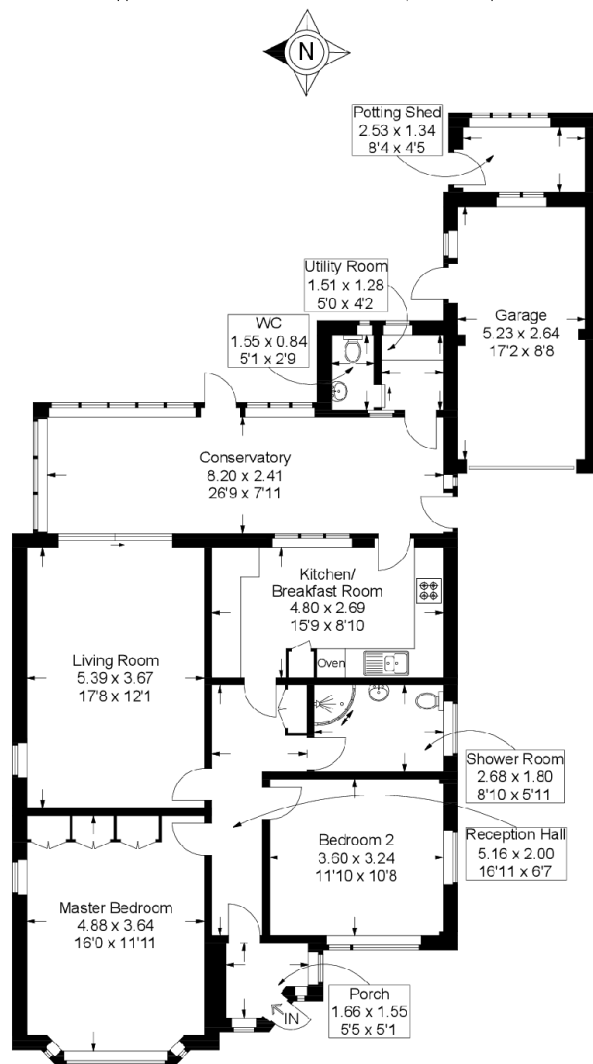
The rear garden is a mature, well loved space with flowers, shrubs and fruit trees. Wooden shed. Outside lighting and water point.

Viewing is highly recommended and the bungalow is available now with no onward chain.

Council Tax Band D.

Mengham Avenue, Hayling Island

Approximate Gross Internal Area = 126.8 sq m / 1355 sq ft



Ground Floor

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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