



3

Bedrooms



2

Bathrooms



2

Receptions



A well maintained, extended and presented, detached, 3 bedroom, 2 bathroom, 2 reception room bungalow situated in a private cul de sac of just three properties with low maintenance garden and situated a minutes walk to Mengham shops, amenities and bus route.

The property has been modernised throughout with a rear extension to provide a spacious kitchen/dining/family room with modern fitted kitchen with integrated dishwasher, induction hob and double oven, utility area with washing machine and door to side.

Dining/Family room with lantern skylight with auto blinds and bifold doors to rear garden also with automatic blinds.

Lounge, Master bedroom with fitted Sharps wardrobes, en suite shower room, further double and single bedrooms along with family bathroom with spa bath and separate shower cubicle.

To the front is off road parking and small, low maintenance garden with driveway leading to single garage with electric door, light and power.

To the rear is a low maintenance, porcelain tiled garden with raised beds, side pedestrian access. Electric wind out awning.

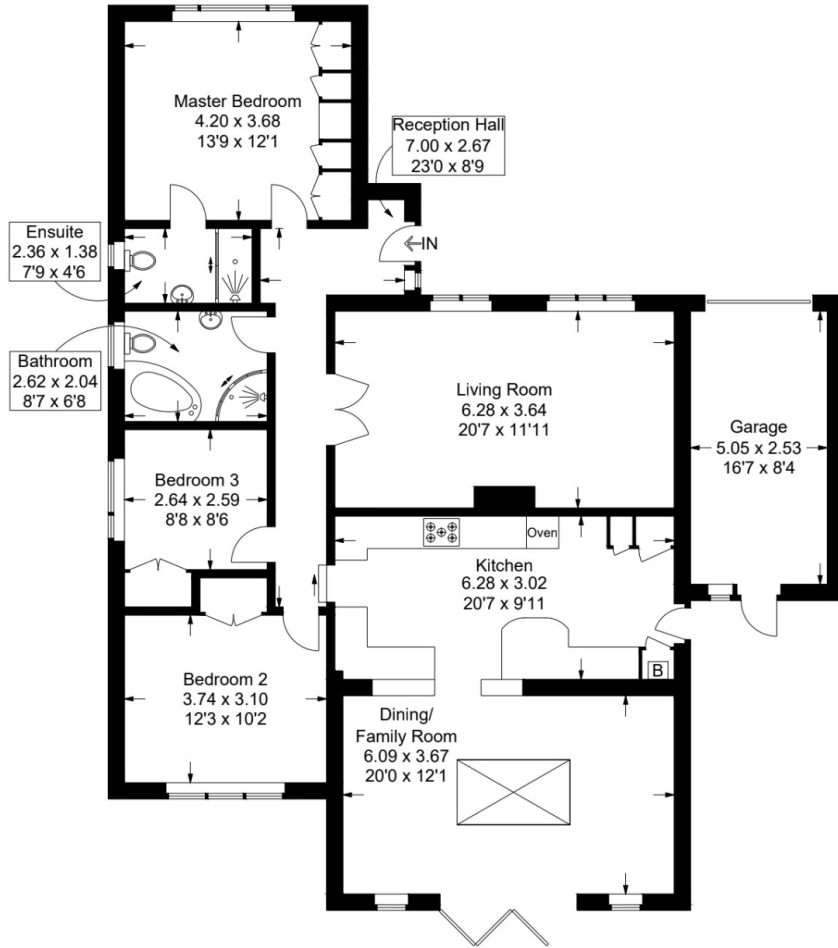
The property has solar panels (owned) with cash back from the National Grid.

Gas heating via combi boiler.

Shared access road with two other properties with expenses split accordingly.

Richie Close, Hayling Island


Approximate Gross Internal Area = 141.3 sq m / 1520 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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