



14 Manor Way | PO11 9JH | £550,000

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 to appreciate how much living space this recently modernised, extended family House has to offer. The gated entrance leads to a generous size driveway offering ample parking for cars, caravan etc. There is a Porch leading to Hallway, Lounge, Dining Room, Conservatory and newly fitted Kitchen/breakfast room, with an Inner Hall to Bedroom 4 and a shower room. upstairs there are a further three Bedrooms and a Family Bathroom. Outside the rear Garden has a Porcelain laid patio and shingle display areas for tubs etc. Located close to Mengham Village with its shops and amenities and just a short walk from the Sea Front. There is no forward chain.

- **Extended detached House in sought after location, recently modernised.**
- **Close to Mangham Village with its shops & amenities.**
- **Just back from Sea Front.**
- **Four Bedrooms.**
- **UPVC double glazed Porch. Oak veneered internal doors.**
- **Lounge open plan through to Dining area.**
- **Newly fitted modern Kitchen with central Island.**
- **UPVC Conservatory. Separate Utility Room.**
- **Downstairs Shower Room. First floor family Bathroom.**
- **Generous size rear Garden. Extensive driveway offering ample parking.**
- **Well presented throughout. No forward chain! Ideal family home.**

Freehold | EPD: D | Council Tax Band: E

The accommodation comprises:

Entrance Porch –

UPVC double glazed door and side windows. Vertical blinds. Tiled flooring. Radiator. Staircase rising to first floor. Door to

Lounge –

Laminate flooring. UPVC double glazed sliding doors to front with vertical blinds. Down lighting. TV aerial point. Radiator. Open plan to

Dining Room –

Double glazed window with vertical blinds to side. Radiator. Laminate flooring. Double glazed doors to Conservatory. Open plan to

Kitchen –

Newly fitted range of gloss light grey fronted wall and base cupboards and drawers. Solid Oak block work surface. Inset Butler sink with mixer tap. Integrated automatic washing machine, fridge and dishwasher. Space for range style cooker (available by separate negotiation). Stainless steel splash back and extractor hood over. Double glazed window with blinds overlooking rear Garden. Central Island with work surface, cupboards below and rising electric point. Further work surface with two tall cupboards and adjoining drawers. Obscure double glazed door to side path. Down lighting. Door to Inner Hall.

Conservatory –

UPVC double glazed windows to three sides. double glazed French doors to rear Garden. Tiled flooring. Two radiators. Power points.

Inner Hall – Laminate flooring. Deep storage cupboard.

Bedroom 4 –

Double glazed window to front aspect with blinds. Laminate flooring. Storage cupboard gas and electric meters. Down lights. Radiator.

Shower Room –

Half inset wash hand basin with cupboard below. Close coupled WC with concealed cistern. Corner tinted shower enclosure with spa jets, mixer shower, steam and radio. Ceramic wall and floor tiling. Down lights and electric towel radiator.

Storeroom/Utility. –

Double glazed sliding patio doors to front with blinds. Tiled flooring. Cupboard housing 'Vaillant' gas boiler. Double glazed door to rear Garden.

Stairs to Landing – Access to loft space. Down lighting. Built in linen cupboard.

Bedroom 1 –

Double glazed window to front elevation. Radiator. Laminate flooring. Built in wardrobe with hanging rail. Vertical blinds.

Bedroom 2 –

Double glazed window to front elevation, vertical blinds. Laminate flooring. Radiator. Built in wardrobe with hanging rail.

Bedroom 3 –

Double glazed window to rear elevation, vertical blinds. Radiator. Laminate flooring. Built in wardrobe with hanging rail and shelf.

Family Bathroom –

White suite comprising panelled bath with electric shower over and fitted screen. Inset wash hand basin with cupboard below. Close coupled WC with concealed cistern. Mirror fronted cabinet. Laminate flooring. Obscure double glazed window to rear elevation, vertical blinds. Ladder style towel radiator. Down lighting. Splash backs.

Outside front – Gated entrance to concrete driveway with additional shingle laid display/parking area. Palm tree. trellis fence.

Rear Garden –

Extensive porcelain paved patio. Mainly laid to lawn. Shingle display area. Ornate Palm tree. External power point. Return gates to front. Summer House with power and lights. Two timber garden sheds. Rear access gates to Sea Grove Avenue. No forward Chain!

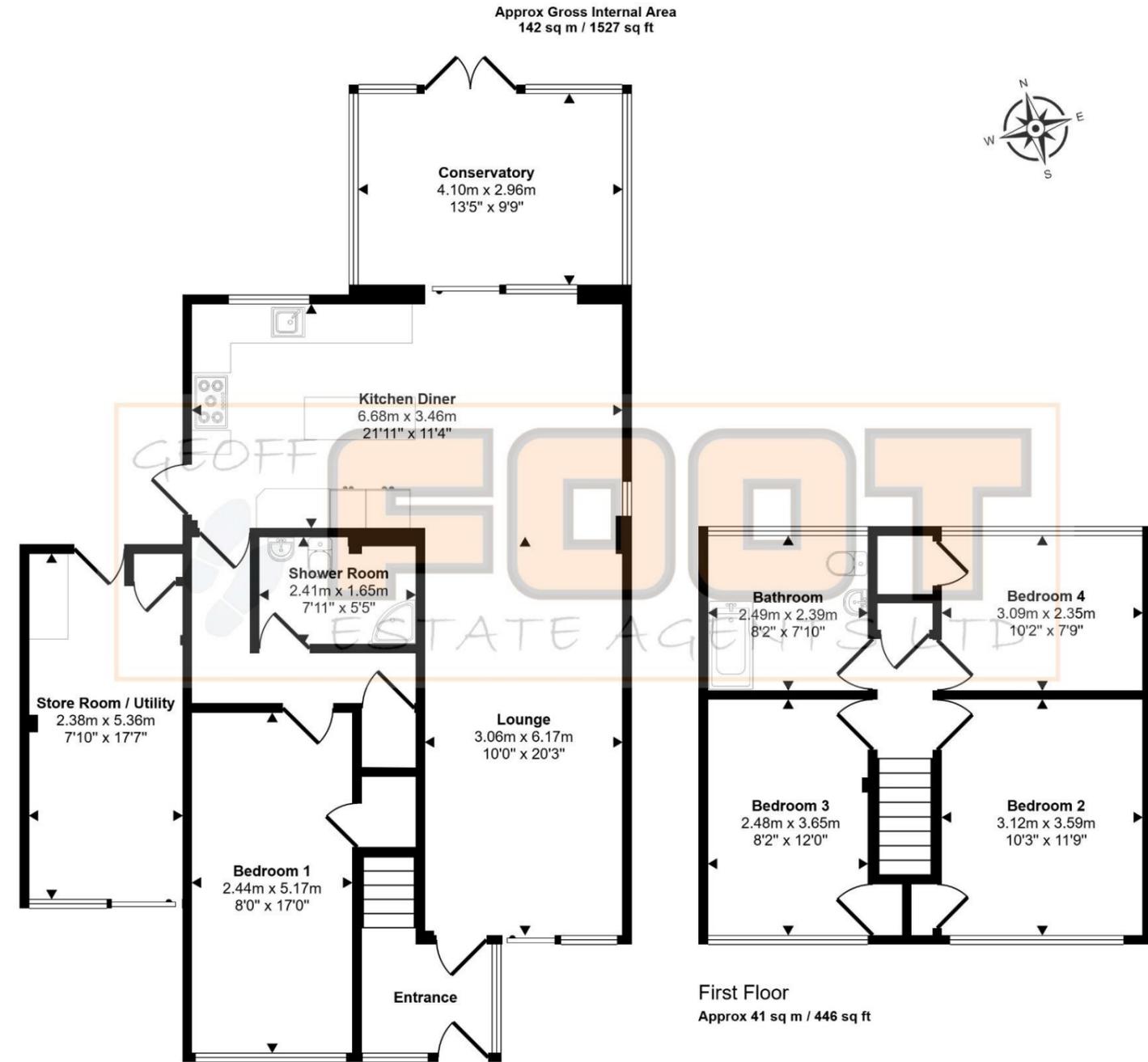


IMPORTANT INFORMATION

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.

[To view the virtual tour for this property please scan the QR Code >>](#)





Ground Floor
Approx 101 sq m / 1082 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	