



3

Bedrooms



1

Bathroom



1

Receptions



Situated in Mengham this 3 bedroom property requires modernisation throughout and is available with NO ONWARD CHAIN.

The property currently comprises; Hall, Cloakroom with Wc and basin, lounge, spacious kitchen/dining room (previously 2 separate rooms).

On the first floor there are three bedrooms and large bathroom.

Outside to the front is off road parking for several vehicles and a single integral garage.

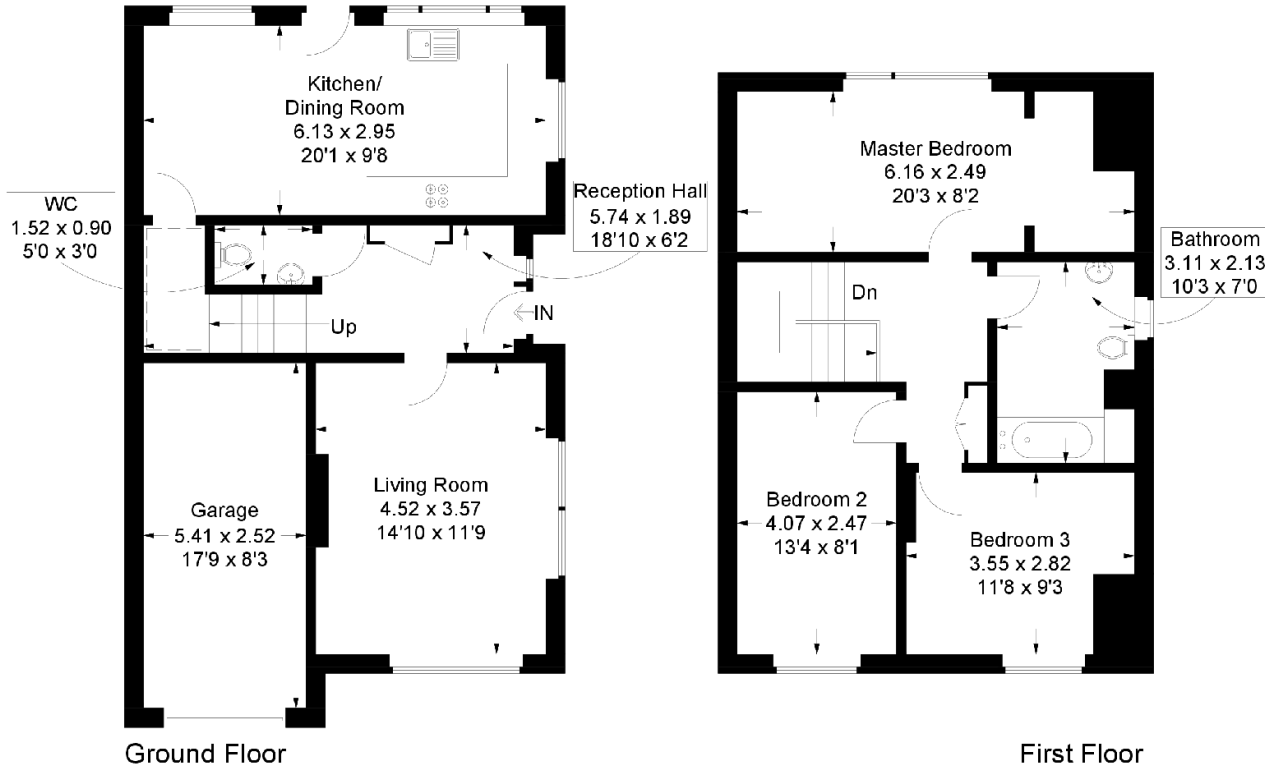
To the rear is an enclosed paved garden with side pedestrian access.

The property is situated in a popular location next to Mengham shops and amenities.

Council tax band D


# Webb Lane, Hayling Island

Approximate Gross Internal Area = 114.7 sq m / 1235 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 1.6 sq m / 17 sq ft  
 Total = 116.3 sq m / 1252 sq ft



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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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