



3

Bedrooms



1

Bathroom



2

Receptions



A link-detached 3 bedroom, 2 reception room chalet bungalow situated in a popular road close to Mengham Rythe Sailing Club, Wilsons Boatyard and My Lords Pond and a short distance from Mengham shops and amenities and the beach.

The property has attached outbuildings/garage suitable for extending into (subject to planning) and is currently set out as follows;

Front door to reception hall with stairs to first floor. South facing lounge through to dining room with french doors to rear garden. Double aspect kitchen with space for fridge/freezer and washing machine. Electric hob, fitted oven. Ground floor bedroom. Bathroom with bath with shower over, basin and Wc.

On the first floor is the south facing master bedroom with loft access, Bedroom 2 with eaves storage.

Outside to the front shared driveway access to the single garage with front garden area suitable for conversion to off road parking.

To the rear are two brick built outbuildings/storage with potential (subject to planning) along with a long rear garden.

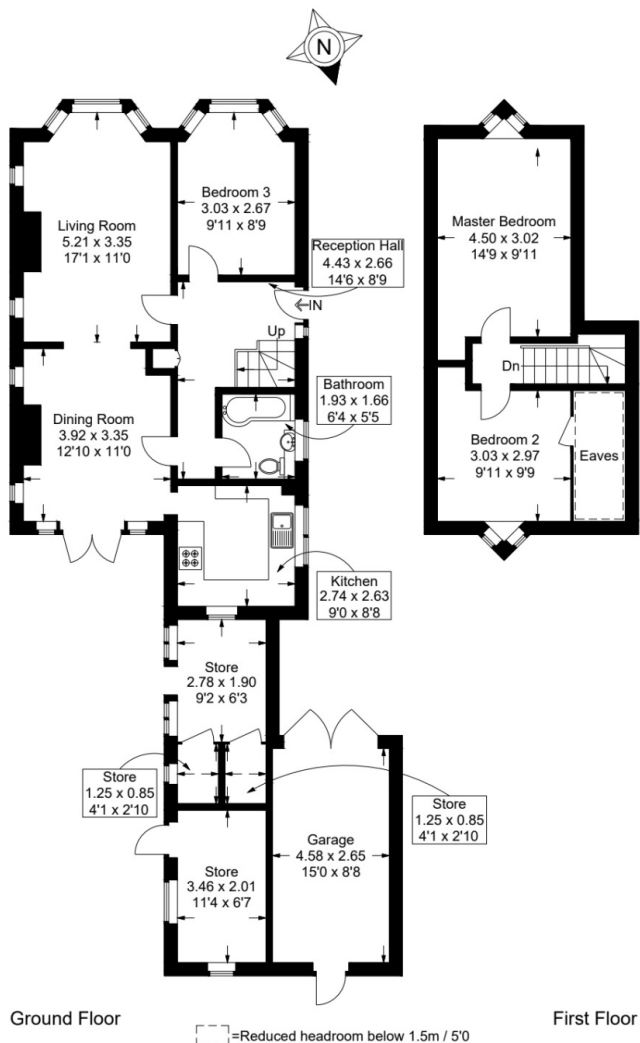
# Seaview Road, Hayling Island

Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 3.1 sq m / 33 sq ft

Total = 123.6 sq m / 1330 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               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 63      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: Mengham Rythe



Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

Address : 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL