



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

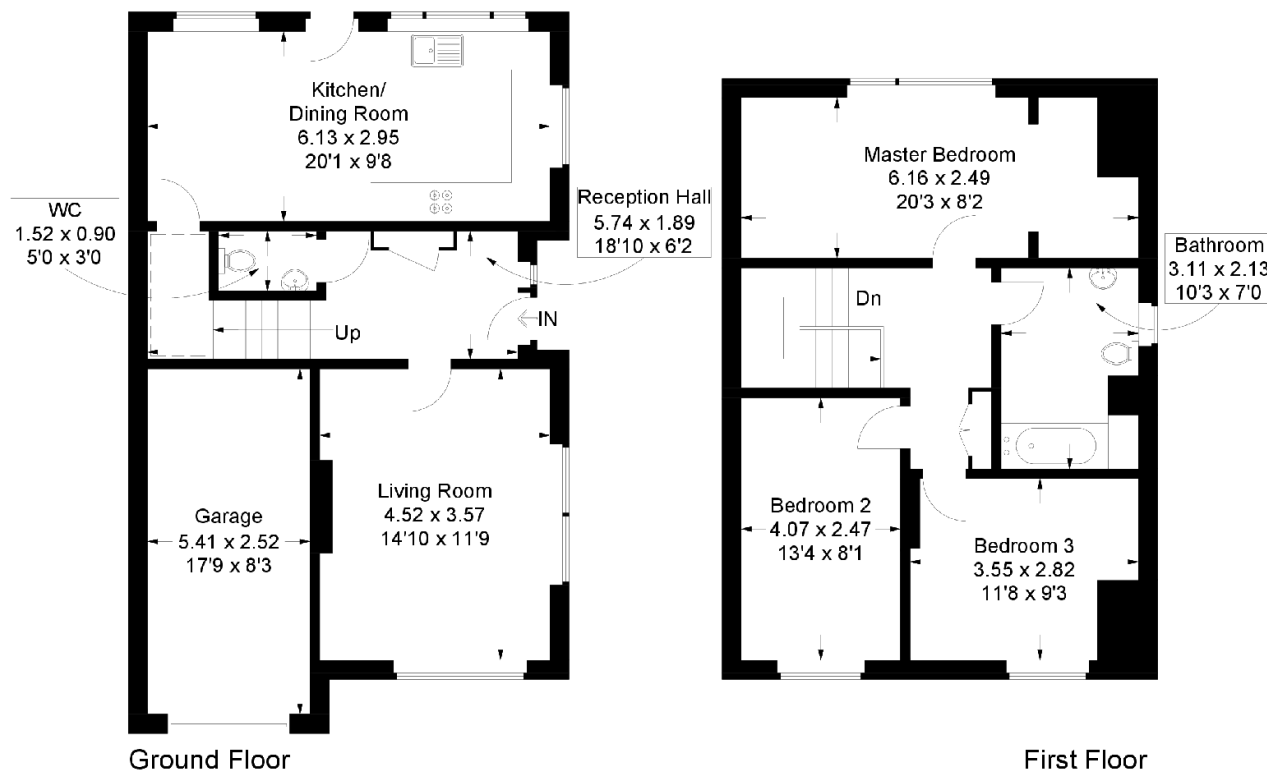
Webb Lane, Hayling Island

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Mengham

Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

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

