



17 Cherrywood Gardens | PO11 9DE | £340,000

GEOFF
 **FOOT**
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Beautifully presented and thoughtfully improved by the current owners, this extended three-bedroom semi-detached home offers over 900 sq ft. of versatile accommodation in a convenient Hayling Island location. The property features a spacious south-facing lounge/diner, modern fitted kitchen with breakfast bar, three bedrooms and a contemporary family bathroom. Outside, a fully enclosed rear garden incorporates a versatile timber cabin with light and power, currently utilised as a beauty studio, alongside a garage in a block of four, with direct garden access. Ideally situated for Mengham's shops, local schools, amenities and Hayling's seafront, this attractive home is perfectly suited to families, downsizers and those seeking flexible living space.

- **EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE**
- **OVER 900 SQ FT. OF WELL-PRESENTED ACCOMMODATION**
- **SPACIOUS SOUTH-FACING LOUNGE/DINER**
- **MODERN FITTED KITCHEN WITH BREAKFAST BAR**
- **VERSATILE GARDEN CABIN WITH LIGHT AND POWER**
- **GARAGE WITH DIRECT ACCESS FROM THE REAR GARDEN**
- **CONVENIENT FOR MENGHAM SHOPS, SCHOOLS AND SEAFRONT**
- **BEAUTIFULLY MAINTAINED ENCLOSED REAR GARDEN**

Freehold | EPC: C | Council Tax Band: C

Property Description

An attractive and extended three-bedroom semi-detached home, beautifully presented throughout and offering over 900 sq. ft. of versatile accommodation, a delightful enclosed garden and a useful garden cabin, all within a convenient location close to Mengham village and Hayling Island's seafront. Having undergone a range of improvements during the current owners' occupation, this appealing home combines tasteful presentation with practical, well-proportioned living spaces. The extended accommodation offers an excellent balance of comfort and versatility, making it an ideal choice for families, those looking to downsize without compromising on space, or buyers seeking a property with the added flexibility of a dedicated home-working area. Upon entering the property, a useful entrance porch provides a practical space before leading into the main accommodation. The ground floor opens into an impressive south-facing lounge/diner, a wonderfully spacious and welcoming room offering ample space for both comfortable lounge furniture and a family dining area. Its generous proportions make it equally suited to everyday family life and entertaining guests. Leading from the dining area is a modern, well-appointed kitchen, thoughtfully arranged with fitted units along three sides and a breakfast bar return that creates a subtle division within the space. Offering an excellent range of cupboards and drawers, the kitchen provides generous storage and preparation space, alongside an electric oven, gas hob and provision for a large fridge/freezer, dishwasher and washing machine. A door provides direct access to the rear garden, creating a convenient connection between the indoor and outdoor living areas. The first floor continues the home's attractive presentation, comprising three bedrooms, including a particularly generous principal bedroom, together with a family bathroom fitted with a bath and shower over, wash hand basin and WC. Outside, the property offers an equally appealing setting. The fully enclosed rear garden has been carefully maintained and provides a pleasant, private environment for relaxing, entertaining and family enjoyment. Predominantly laid to lawn, the garden also features a paved patio area, ideal for outdoor seating and dining during the warmer months. A particularly attractive addition is the timber garden cabin, complete with lighting and an electricity supply. Currently used as a beauty studio, this versatile space could equally lend itself to a home office, creative studio or hobby room, offering the opportunity to enjoy a dedicated workspace separate from the main house. Further practicality is provided by a garage situated within a block of four. Benefiting from an end position, the garage enjoys the unusual advantage of direct pedestrian access from the rear garden, in addition to its conventional front garage door. The location is another significant attraction. Conveniently positioned within easy reach of Mengham's popular selection of local shops and everyday amenities, the property is well placed for families and those seeking a comfortable, convenient lifestyle. Nearby facilities include a doctors' surgery, local bus routes and schooling for infant, junior and secondary age groups. Hayling Island's attractive seafront is also close by, offering opportunities to enjoy coastal walks, beaches and a wide range of outdoor leisure activities. The surrounding area provides an appealing balance of everyday convenience and the relaxed coastal lifestyle for which the island is well known. Beautifully maintained and tastefully presented, this extended home offers an excellent opportunity to acquire a property combining generous accommodation, flexible additional space and a highly convenient location.

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

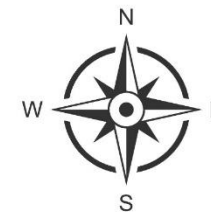
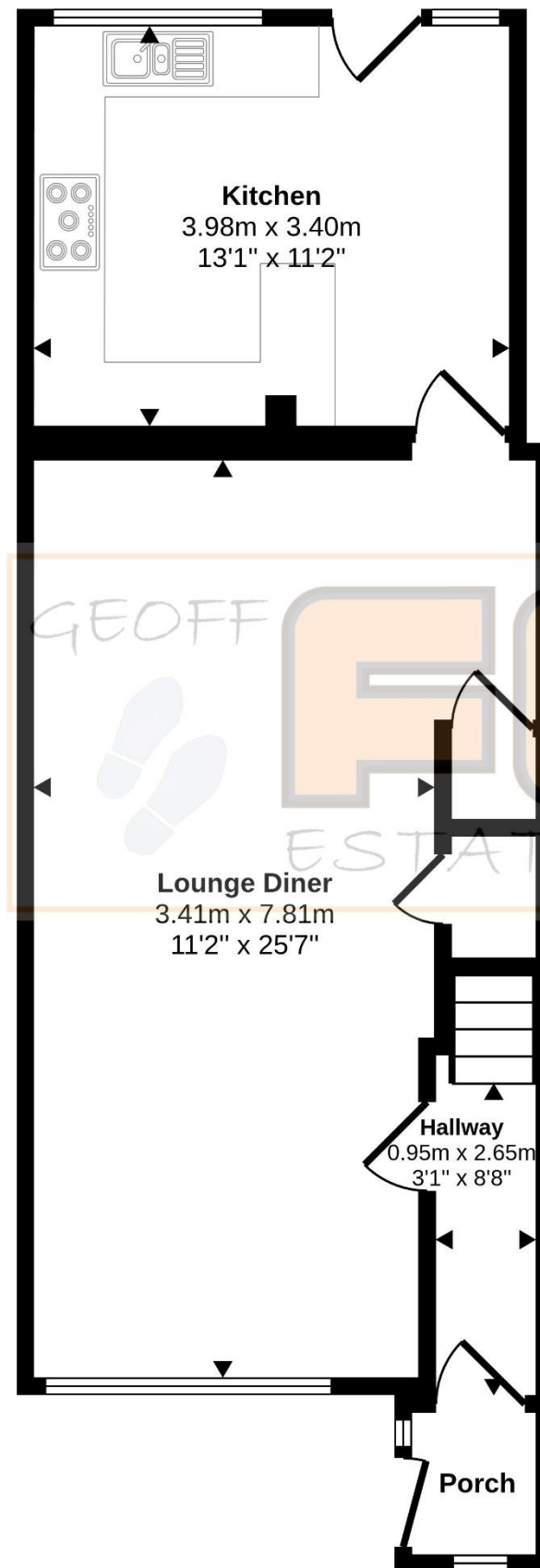
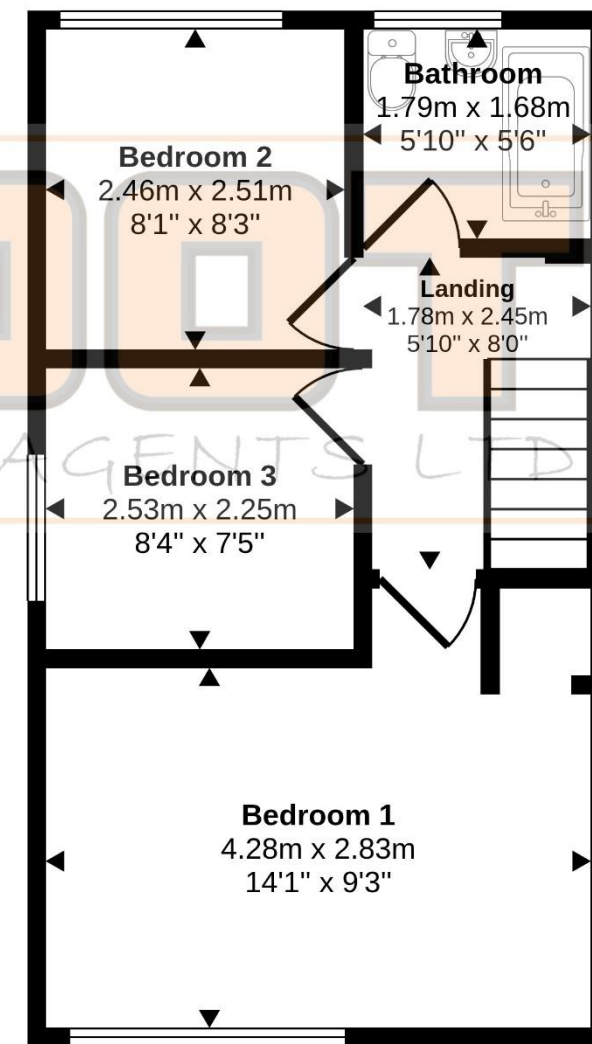


IMPORTANT INFORMATION

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.



Approx Gross Internal Area
84 sq m / 906 sq ft



First Floor
Approx 34 sq m / 368 sq ft

Ground Floor
Approx 50 sq m / 538 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	72	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.