



3

Bedrooms



1

Bathroom



2

Receptions



- Detached bungalow
- Conservatory

- EPC rating D (65/100)

- 3 Bedrooms

Situated in a popular, quiet, residential cul de sac in Mengham, this detached, 3 bedroom, 2 reception bungalow with gas heating via combi boiler fitted in 2024 and has its own solar panels.

Front door to lobby with boiler cupboard, inner door to spacious lounge, double aspect with feature fireplace. Fitted kitchen with base and wall units. Gas cooker, breakfast bar. Door to side conservatory set up as a utility room with plumbing for washing machine, Unit and worktop with door to front and to the rear.

Master bedroom with fitted cupboards and wardrobes. Double bedroom with french doors to conservatory. Single bedroom.

Bathroom with bath with shower over, Wc. Basin inset vanity unit. Fully tiled.

Conservatory with double doors to rear garden. Half brick with 2 radiators, tiled floor.

To the front is off road driveway parking, lawn, tree and borders.

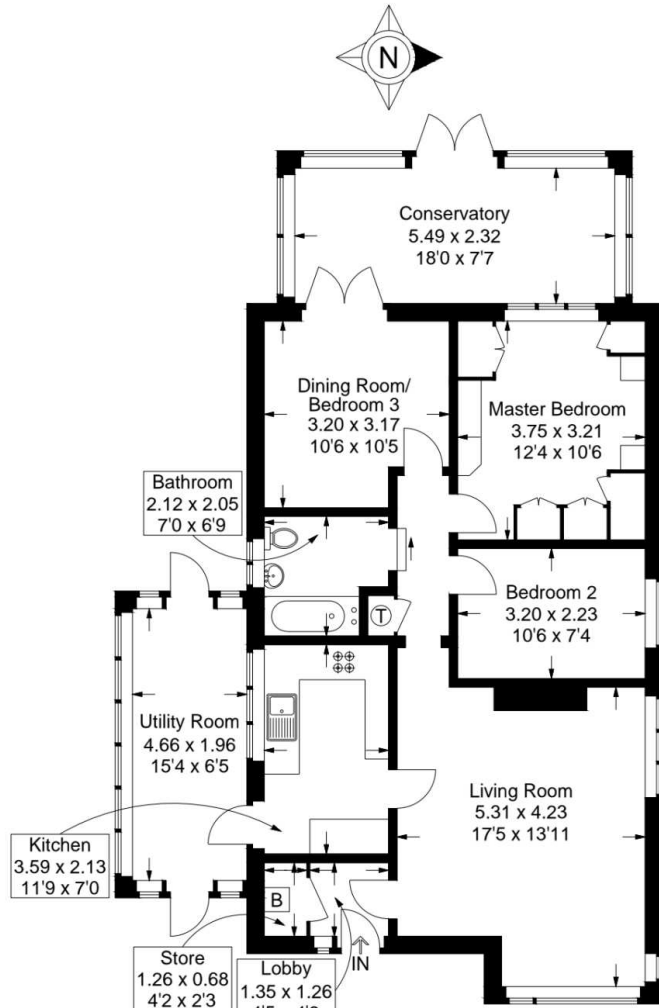
To the rear is an enclosed garden with patio, path, borders and shrubs.

The property is available now with no onward chain.

Viewing recommended.

St Margarets Road, Hayling Island

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



Ground Floor

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+)	A		
(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, Scotland & Wales		EU Directive 2002/91/EC	

Address: HAYLING ISLAND, PO11

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

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

