



6 Chandlers Close | PO11 9TH | £299,995

GEOFF



**FOOT**

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Situated in the popular Selmore area of Hayling Island, this well-presented two-bedroom semi-detached home offers comfortable living in a convenient setting. Ideally located for Mengham's local shops and amenities, Mengham Sailing Club, and Hayling Seafront with its pleasant coastal walks, picturesque views across to the Isle of Wight and water sports opportunities, the property combines practicality with lifestyle appeal. The accommodation comprises a spacious, dual-aspect, open-plan lounge/diner on the ground floor, creating a bright and welcoming living space with open access into the kitchen. Upstairs, there are two generous double bedrooms and a family bathroom. The home is offered in good decorative order with neutral décor throughout, allowing a purchaser to move straight in while also presenting an opportunity to update the kitchen and bathroom to their own personal taste over time. To the front, a driveway provides off-road parking and leads to an attached garage. The well-sized, enclosed, rear garden is ideal for relaxing, gardening, or entertaining. Currently vacant and offered with no forward chain, this property represents an excellent opportunity for first-time buyers, investors seeking a rental addition, or those looking to downsize without compromising on garden space or overall accommodation.

- TWO DOUBLE BEDROOM, SEMI-DETACHED HOUSE
- POPULAR SELSMORE AREA OF HAYLING ISLAND
- SPACIOUS DUAL-ASPECT OPEN PLAN LOUNGE/DINER
- WELL-SIZED ENCLOSED REAR GARDEN.
- DRIVEWAY PARKING & ATTACHED GARAGE
- KITCHEN LOOKING OUT ONTO REAR GARDEN
- DRIVEWAY TO ATTACHED GARAGE
- GAS CENTRAL HEATING
- OFFERED WITH NO FORWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR PROFESSIONAL COUPLE

**Freehold | EPC: D | Council Tax Band: C**

**Covered entrance with step and UPVC double glazed door to –**

**Hallway –**

Wall mirror. Radiator with shelf over. Light. staircase rising to first floor. Obscure panel glazed door to

**Lounge/Diner –**

Double glazed window to front aspect. Double radiator. Telephone and TV aerial point. Wall thermostat. Two double radiators. Space for table and chairs. Double glazed French doors with venetian blinds, leading to rear Garden. Half wall divider into

**Kitchen –**

'Limed oak' effect fronted range of wall and base cupboards and drawers fitted to two sides. Single drainer stainless steel sink unit with mixer tap set in work surface, cupboard below. Space and plumbing for automatic washing machine. Return work surface with inset 4-ring gas hob, overhead extractor and built in oven below. Tiled splash backs and floor tiling. Concealed under cupboard lighting. Double glazed window with venetian blinds over looking rear Garden. Door to 'walk-in' larder cupboard, with electric meter and consumer unit, shelving and light.

**Stairs to Landing –**

Access to loft space.

**Bedroom 1 –**

Double glazed window to front elevation. Radiator. Over stairs bulk head airing cupboard housing hot water tank.

**Bedroom 2 –**

Double glazed window to rear elevation. Radiator. Two louvre fronted double wardrobes with hanging rails and shelving.

**Family Bathroom –**

White suite comprising panelled Bath with mixer shower over, close coupled Wc and pedestal wash hand basin. Radiator. Ceramic wall tiling. Obscure double glazed window to side elevation. Vinyl flooring. Wall mirror.

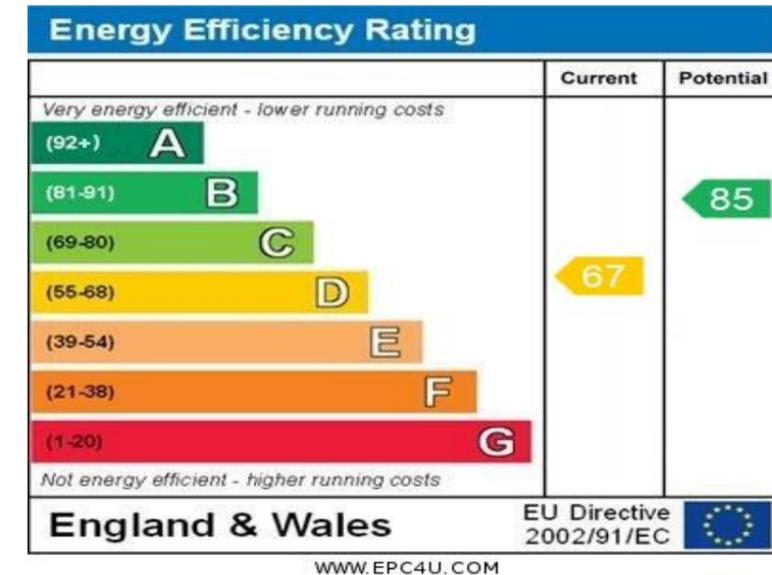
**Outside –**

Driveway and additional parking or display area. Flower bed and low hedging.

**Enclosed Rear Garden –**

Mainly laid to lawn with shrubs and flowers to borders. Paved patio area. Outside water tap point. Exterior light. NO FORWARD CHAIN.

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

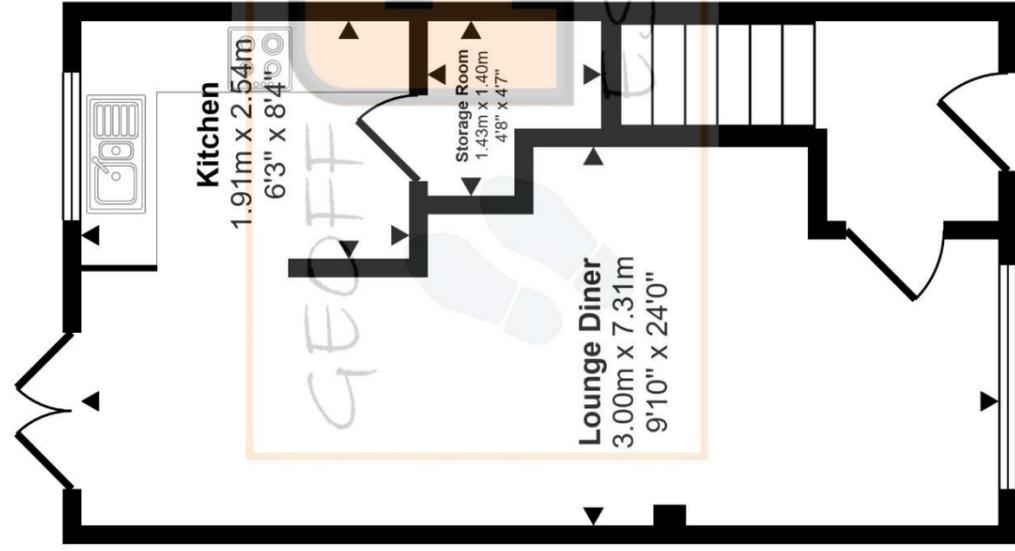


**IMPORTANT INFORMATION**

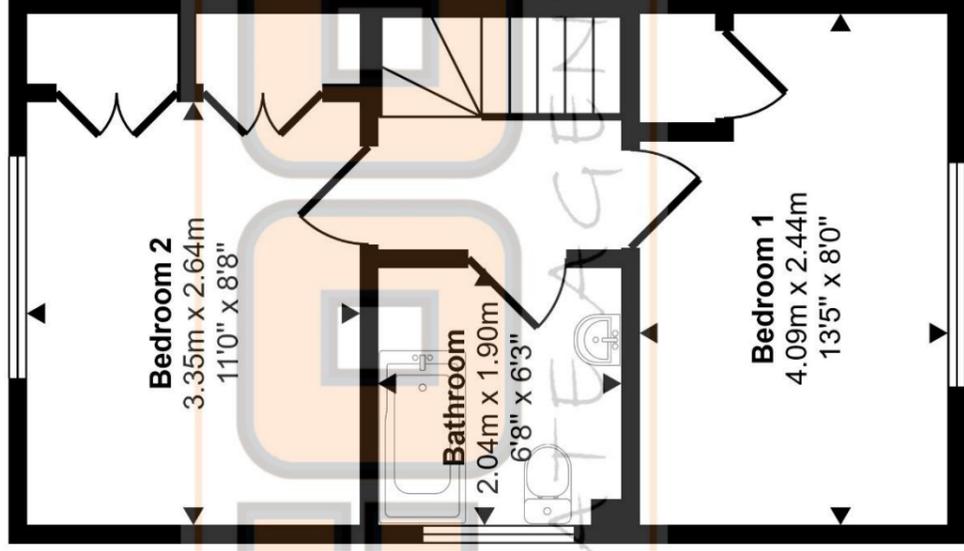
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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.



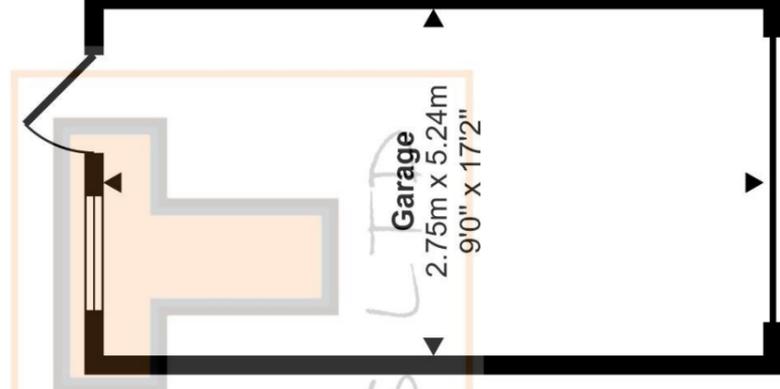
Approx Gross Internal Area  
73 sq m / 789 sq ft



**Ground Floor**  
Approx 29 sq m / 314 sq ft



**First Floor**  
Approx 30 sq m / 320 sq ft



**Garage**  
Approx 14 sq m / 155 sq ft

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.