

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



14 Goldring Close

, Hayling Island, PO11 9PN

Asking price £600,000

Arden & Way are delighted to present to the sales market this chain-free, beautifully maintained three-bedroom home, tucked away in a quiet cul-de-sac within the highly sought-after Mengham Village, just a short walk from local shops and amenities.

The property boasts an attractive, cultivated pathway leading to a porch and a spacious central hallway, offering access to all main rooms and creating a welcoming first impression. At the heart of the home is an impressive open-plan living/dining room with a charming brick-built fireplace as a focal point. Double doors open to a light-filled conservatory with underfloor heating - ideal for relaxing or entertaining year-round while enjoying views of the picturesque south-facing garden. The kitchen, located adjacent to the dining area, includes a stylish butler sink with feature tap, and provides a practical layout with easy access from the hallway and seamless connectivity to the main living and entertaining spaces. The property offers three generous bedrooms - a main double, a further spacious double, and a versatile third bedroom - ideal for guests, a nursery, or office for those who work from home. All bedrooms benefit from built-in wardrobes, neutral decor, and stylish fitted shutters. A bright well-proportioned family bathroom completes the layout.

The secluded south-facing garden is a particular highlight of the home, offering a level lawn, many mature shrubs, fruit trees, an attractive pond, and outside water and electricity points. A standout feature of the property is the substantial double garage/workshop, previously used for carpentry, with electricity, loft space, and electric roller doors - perfect for hobbies, storage, or secure parking. The property also benefits from attractive front gardens, decorative external window

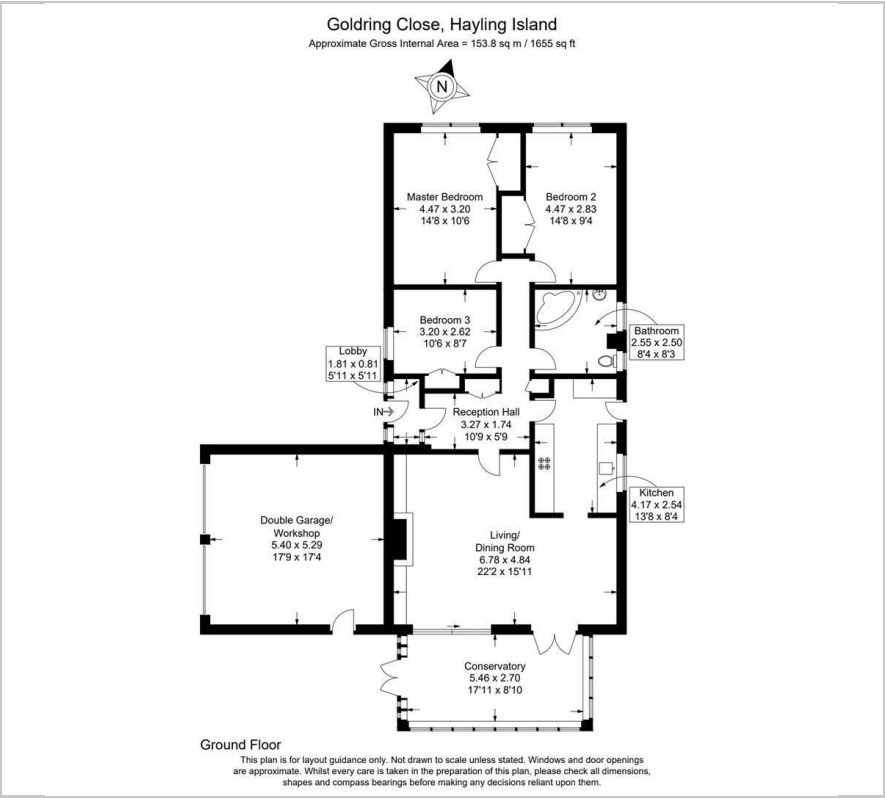
- Chain-free, beautifully maintained three-bedroom bungalow
- Quiet cul-de-sac in highly sought-after Mengham Village
- Spacious open-plan living/dining room with feature brick fireplace
- Bright conservatory with underfloor heating overlooking the garden
- Well-appointed kitchen with stylish butler sink
- Three generous bedrooms with built-in wardrobes
- Stunning south-facing garden with patio, pond & fruit trees
- Substantial double garage/workshop with power & electric doors
- Driveway providing ample off-road parking
- Walking distance to local shops and amenities

Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



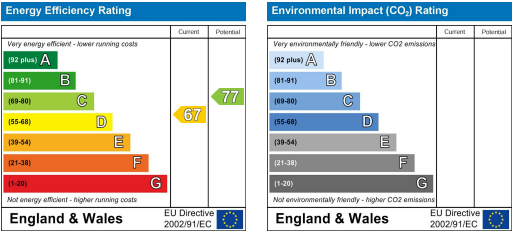
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899

Email: info@ardenway.co.uk

www.ardenway.co.uk