

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 14 Goldring Close

Hayling Island, PO11 9PN

Offers in excess of £600,000

Arden & Way are delighted to present to the sales market this charming, 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 cobbled 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 area with a handsome 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 boiler 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-toned, oak-veneer fitted cupboards, a high-tech contemporary family bathroom completes the layout.

The rear lawn, set on a superbly maintained, high-quality lawn, including a sunny patio, lawn, mature shrubs, and trees, an irrigation pump, automatic water and electricity points. A standout feature of the property is the substantial double garage/workshop, previously used for caravans, with electricity, loft space, and electric roller doors - perfect for motor storage, or as a parking. The property also benefits from attractive front gardens, decorative external window

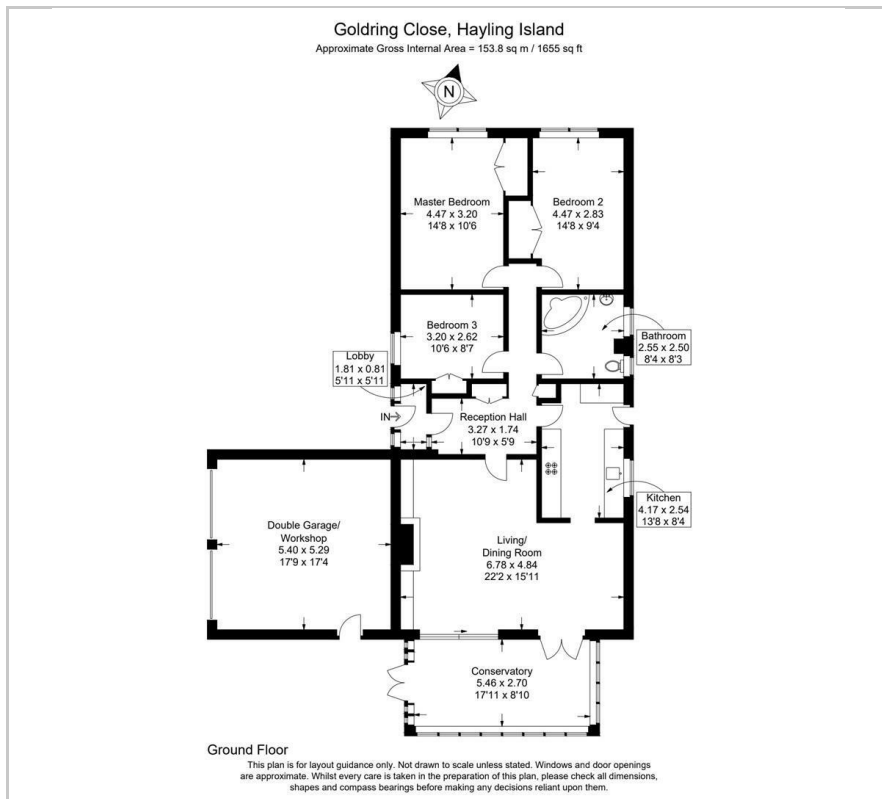
- Chain-free, beautifully maintained three-bedroom bungalow
- Quiet cul-de-sac in highly sought-after Mengham Village
- Spacious open-plan living/dining room with feature brick fireplace
- Bright conservatory with underfloor heating overlooking the garden
- Well-appointed kitchen with stylish boiler 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

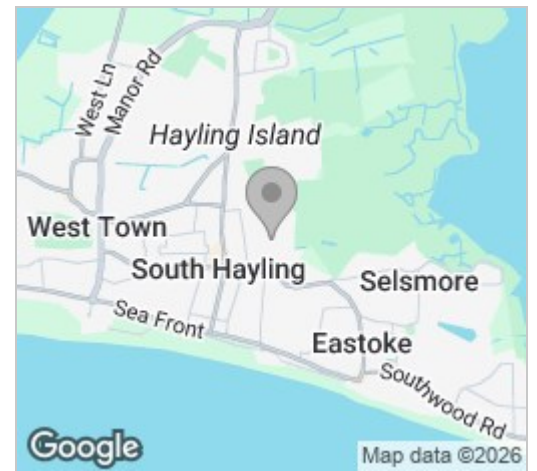
Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



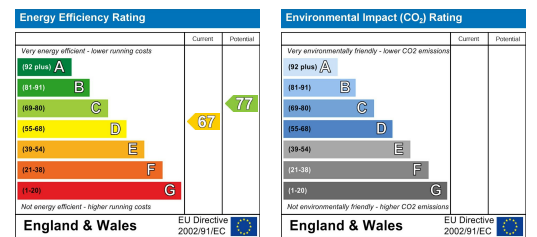
## Floor Plan



## Area Map



## Energy Efficiency Graph



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