HAYLING PROPERTY

Asking Price £425,000

Mengham, Hayling Island



3 Bedrooms

2 Bathrooms

1 Receptions









Situated in a private estate within easy walking distance of Mengham shops, amenities and the Seafront this spacious, detached, 3 bedroom, 2 bathroom bungalow is presented in move in condition with a large, well fitted kitchen leading to a south facing lounge with woodburner and patio doors to a south facing rear garden featuring large, covered entertaining area.

The kitchen is well fitted with plenty of worktop space and units, Breakfast bar, integrated dishwasher, full height fridge and full height freezer. Larder cupboard with plumbing for washing machine and plenty of shelves. Sink fitted with Quooker tap. Electric induction hob and oven.

South facing lounge with double doors out onto patio. Woodburner.

Bedroom 1 is south facing with triple fitted wardrobe and modern, en suite shower room with double walk in shower cubicle, basin inset vanity unit and Wc.

Bedroom 2 - with double fitted wardrobe and Bedroom 3 with pull down double bed and being utilised by the current owners as an office.

Family bathroom with bath with shower over, basin inset vanity unit and Wc. Gas heating and double glazing.

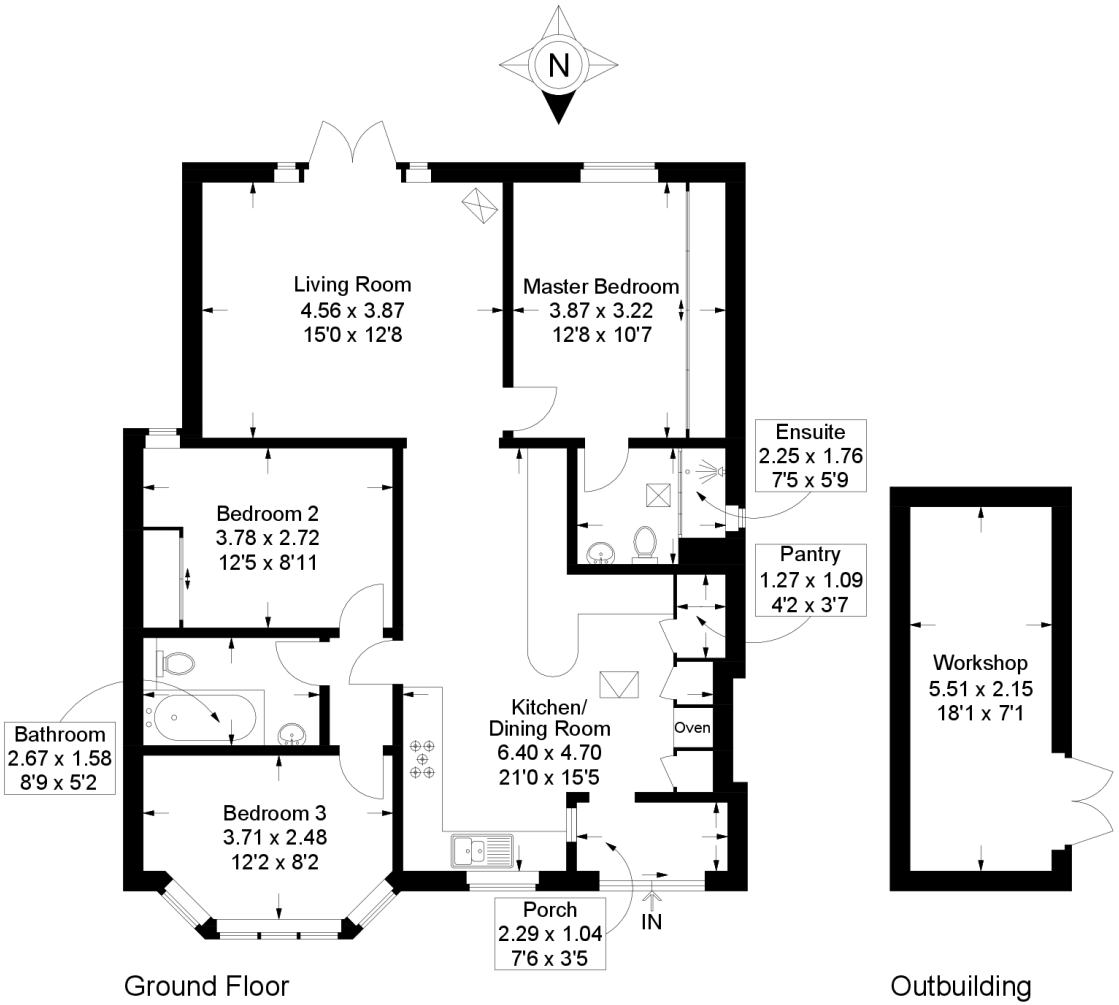
Outside to the front is off road parking for multiple vehicles. Raised borders and pergola.

To the rear is an enclosed, south facing garden with Lawn, raised borders, shrubs and spacious patio area with covered entertaining area, garden room with double UPVC french doors, light and power.

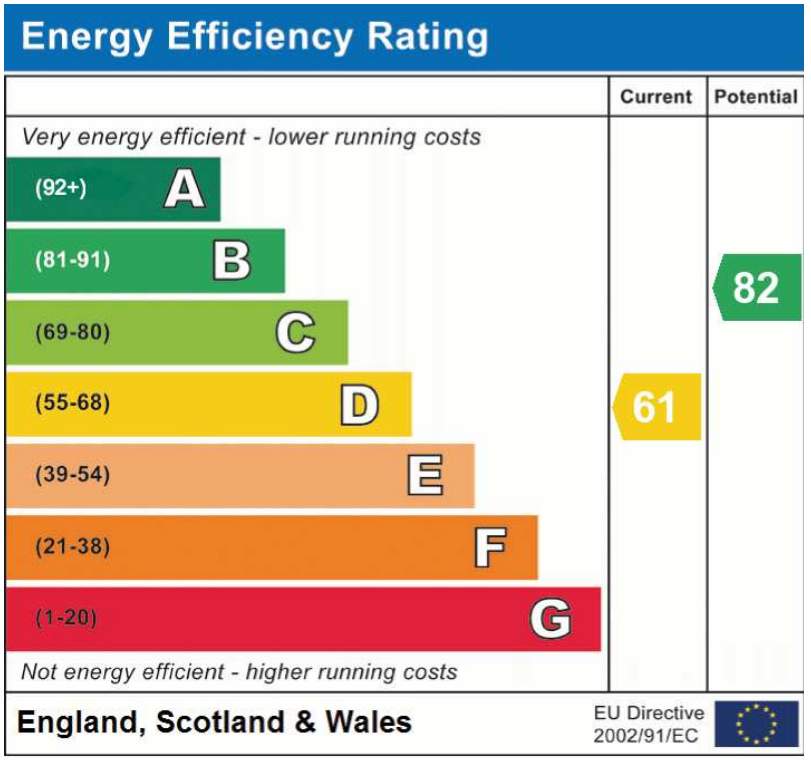
Viewing highly recommended.

Elm Close Estate, Hayling Island

Approximate Gross Internal Area = 90.5 sq m / 974 sq ft
Outbuilding = 12.1 sq m / 130 sq ft
Total = 102.6 sq m / 1104 sq ft



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.



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