



3

Bedrooms



2

Bathrooms



2

Receptions



Built by the renowned builders Wilsons of Hayling, this 3-bedroom, 2 bathroom bungalow is situated in a private cul de sac of just 3 bungalows and located close to the shores of My Lords Pond and within easy walking distance of Mengham Rythe Sailing Club and Wilsons Boatyard.

The bungalow has a modern kitchen with a central island, providing both functionality and style. Adjacent to the kitchen is a dining area that opens into a bright conservatory, perfect for enjoying the garden views year-round. The conservatory leads to beautifully maintained gardens with a variety of mature shrubs and plants along with a sheltered side garden with greenhouse.

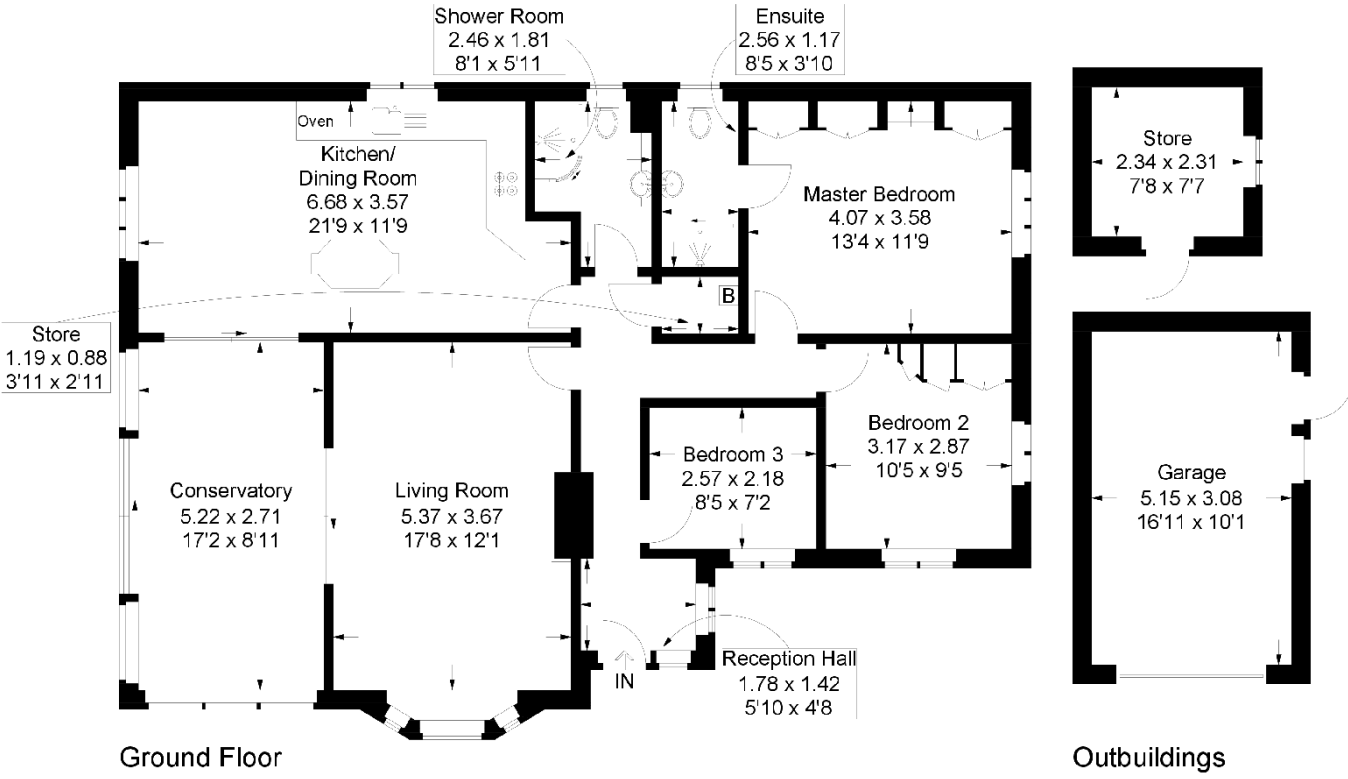
The living room is spacious, with large windows that allow natural light to flood the space, creating a warm and inviting atmosphere and has a fitted wood burner. The bedrooms are well-proportioned, with built-in wardrobes providing ample storage space. The master bedroom includes an en-suite shower room, while the additional bedrooms share a modern family shower room.

Outside, the property benefits from a single garage and a driveway, offering ample parking space. The garden is enclosed, providing privacy and a safe space for children or pets to play.


Hayling Island offers a range of local amenities, including shops, restaurants, and recreational facilities. The area is known for its beautiful beaches and scenic coastal walks, making it an attractive location for those who enjoy outdoor activities. The property is also conveniently located for access to nearby towns and cities, providing a balance of peaceful living with accessibility to urban amenities.

# Seaview Road, Hayling Island

Approximate Gross Internal Area = 112.1 sq m / 1206 sq ft  
 Outbuildings = 21.9 sq m / 236 sq ft  
 Total = 134 sq m / 1442 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Mengham Rythe

Tel : 023 9246 5951  
 Email : office@haylingproperty.co.uk  
 Address : 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL

