



43 St. Leonards Avenue | PO11 9BN | £475,000

GEOFF
 **FOOT**
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Internal viewing is highly recommended to appreciate the accommodation being offered. Extended detached Bungalow in Mengham Village with 3-4 Bedrooms, 2-3 receptions giving versatile accommodation. The property has been redecorated throughout including a newly fitted Shower Room. The Kitchen & Family room overlook the generous sized west facing rear Garden in excess 70' x 45' (approx) with flower beds, fruit trees and greenhouse. There is a double width driveway and additional shingle laid area offering ample off road parking. The deceptively spacious Bungalow is ideal for a family or retired and is convenient to local shops, amenities and schools.

No forward chain!

- **Extended detached Bungalow in Mengham Village.**
- **3-4 Bedrooms. 2-3 receptions adaptable accommodation.**
- **Kitchen, Utility & Family Room overlooking rear Garden.**
- **Newly fitted shower room.**
- **Gas heating system. Double glazing.**

- **Newly fitted carpets. Redecorated throughout.**
- **Double width driveway and additional parking.**
- **Generous size West facing rear Garden in excess 70' x 45' (approx).**
- **Greenhouse and Timber Garden shed.**
- **Convenient local shops, schools and amenities. No chain!**

Freehold | EPC: C | Council Tax Band: C

The accommodation comprises:

Arch recessed entrance with paved step. Upvc double glazed door to –

Hall -

Radiator. Access to loft space.

Kitchen –

1.5 bowl single drainer white ceramic sink unit with mixer tap, set in work surface. Integrated 'Siemens' dishwasher, cupboards and drawers. Return work surface with inset 'Zanussi' 4-ring induction hob, over head extractor hood, deep drawers below. Eye level 'Aeg' oven and microwave. Integrated tall fridge/freezer. Double glazed window to rear aspect. Laminate flooring. door to

Utility room –

Plumbed in 'Indesit' automatic washing machine. Extractor fan. Down lights and laminate flooring.

Family Room –

Open access from Kitchen. Laminate flooring. Two radiators. TV aerial point. Twin recess with display shelving. Down lighting. Wide double glazed sliding patio doors to West facing ear Garden.

Dining Room –

Double glazed window to side aspect. Radiator. Built in cupboard housing 'Worcester' gas boiler (installed 2022 approx) and shelf. High level cupboard housing gas meter.

Lounge (with potential to become additional bedroom)

Double glazed window to front aspect. Double radiator. Small cupboard housing Consumer unit (upgraded 2022 approx.) and electric meter. 'Ahaus style' fireplace (not tested) with marble backing and hearth.

Bedroom 1 – Double glazed window to side aspect. Walk-in wardrobe with hanging rail and shelf.

Bedroom 2 –

Radiator. Double glazed window to side aspect.

Bedroom 3 –

Deep square bay double glazed window to front aspect. Radiator. Built in floor to ceiling wardrobes to one wall with hanging rails and shelving.

Family Shower Room –

newly fitted suite comprising half inset wash hand basin set in vanity shelf, cupboard below. Close coupled WC with concealed cistern. Mirror fronted bathroom cabinet. Radiator with rail over. Walk-in double shower with wall mounted mixer shower. Extractor light/fan. Down lights. tiled splash backs and ceramic tiled flooring.

Outside –

Front: Double tarmac driveway and additional shingle laid area offering ample off road parking or for display tubs. Shrub and flower borders. Low fence and walled boundary. Wrought iron gate to paved sideway and further pedestrian gate to rear Garden. External water tap and double electrical socket.

West facing rear Garden –

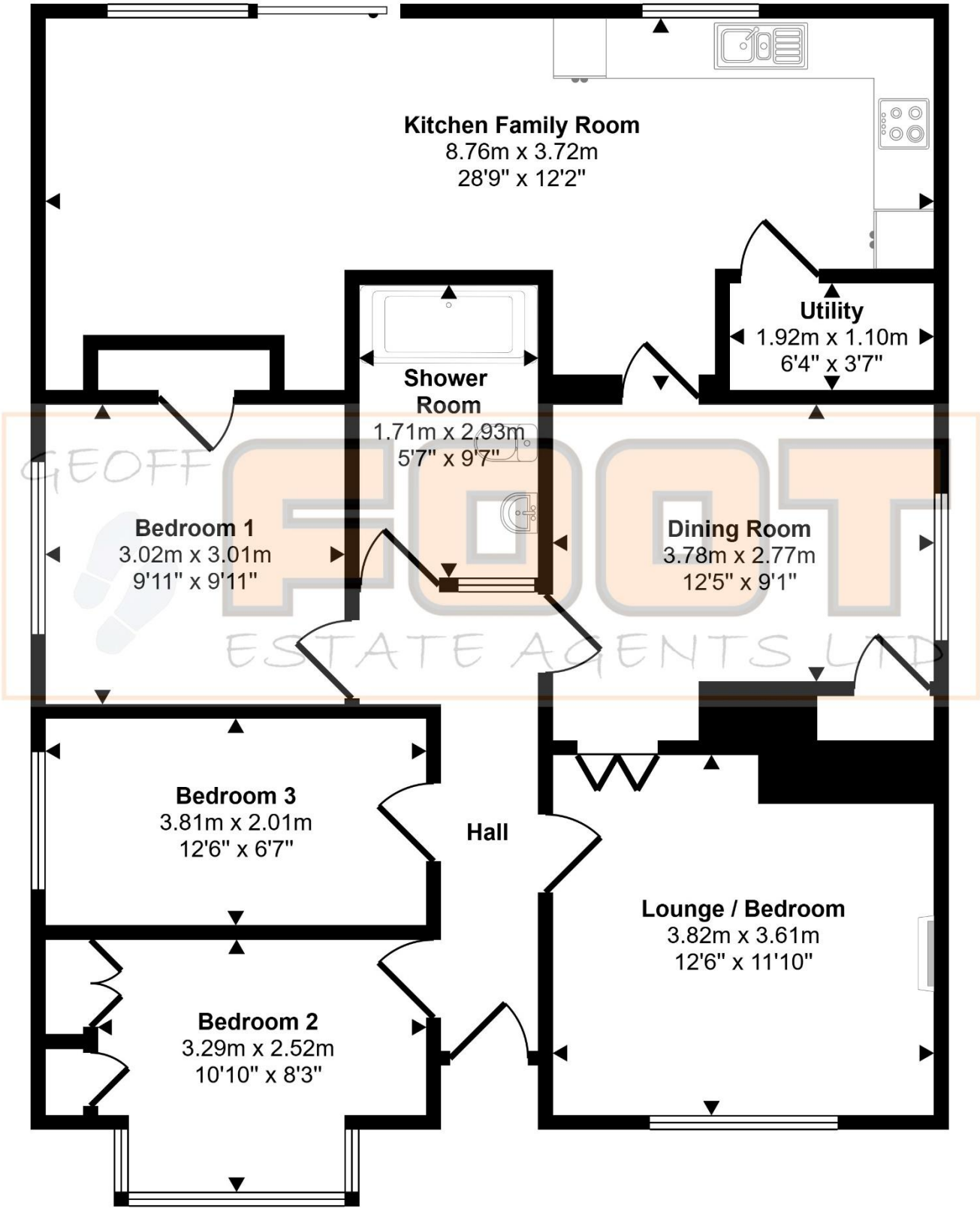
In excess 70' x 45' (approx). Paved patio area for table and chairs, shrubs and flowers to borders. Wall light points. Mainly laid to lawn with two flower and rose beds. Plum and apple tree. Further paved areas and paved seating area. Greenhouse and timber garden shed. Fully fence enclosed. return side path and pedestrian gate to front.

[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.



Floorplan

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.