



2

Bedrooms



1

Bathroom



1

Receptions



A semi-detached bungalow situated on a private estate close to Mengham shops, the Seafront, Mengham Rythe Sailing Club and Wilsons Boatyard with 12 month occupancy.

The property comprises; Lounge with woodburner, kitchen fitted with coven, hob, space for fridge, sink unit and door to enclosed south facing rear garden. Bedroom 1, Second bedroom with fitted ladder to access and boarded loft room with velux roof lights. Bathroom with bath, electric shower over. Attached, insulated outhouse with front and rear access, light, power and water.

We are advised that Estate maintenance fees are £200 PA including water rates, gardening and road insurance.

Please Note: The adjoining bungalow with 12 month occupancy is also for sale giving the potential to purchase both to create a larger single bungalow (subject to planning)

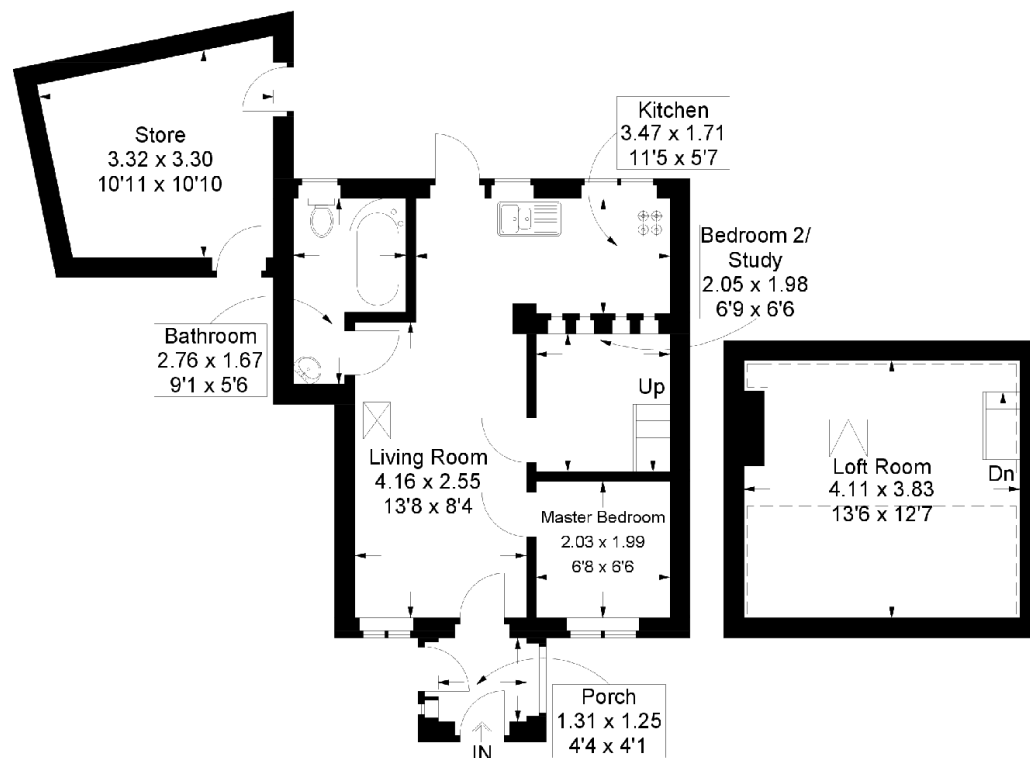
Fairlight Chalets, Salterns Lane, Hayling Island

Approximate Gross Internal Area = 47.7 sq m / 513 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 12.6 sq m / 136 sq ft

Total = 60.3 sq m / 649 sq ft



= Reduced headroom below 1.5m / 5'0

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 |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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