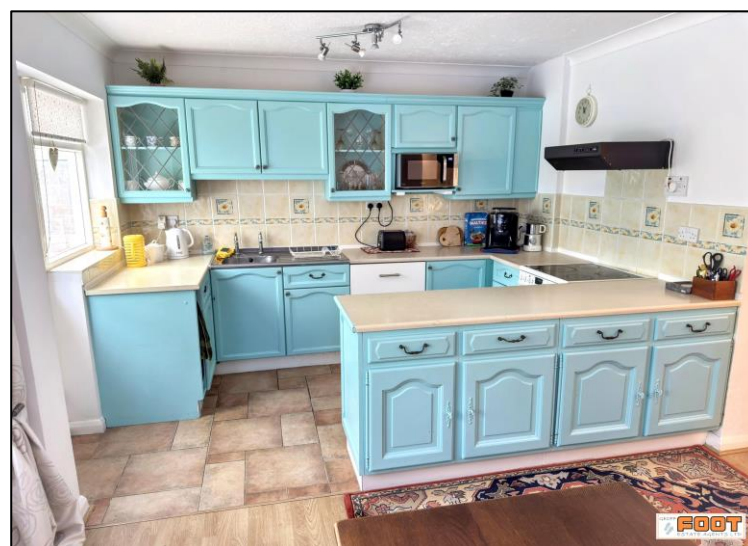




9 St. Leonards Avenue | PO11 9BN | £415,000

GEOFF
 **FOOT**
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Internal viewing is highly recommended for this extended, well maintained, detached character House in the heart of Mengham Village, convenient to local shops, Health Centre, amenities and the sea front is not far. The concrete frontage offers parking for 2-3 cars. Inside the Porch leads into the Lounge, Family Room, Kitchen/Breakfast room, separate Utility room and Cloakroom. Upstairs there are three double Bedrooms, a shower room and Family Bathroom. The property boasts a favourable west facing enclosed rear Garden with a rear access gate. The property is ideal for first time buyers or those looking for a family home in a convenient location. The property is offered with no forward change.



- **EXTENDED DETACHED CHARACTER HOUSE**
- **THREE DOUBLE BEDROOMS**
- **KITCHEN/DINER. SEPARATE UTILITY**
- **FAMILY SITTING ROOM**
- **DOWNSTAIRS CLOAKROOM. UPSTAIRS FAMILY BATHROOM**
- **IDEAL FOR FAMILIES & FIRST TIME BUYERS**
- **WEST FACING REAR GARDEN**
- **WIDE DRIVEWAY OFFERING AMPLE PARKING**
- **LOCATED IN THE HEART OF MENGHAM VILLAGE**
- **CONVENIENT LOCAL SHOPS, AMENITIES, HEALTH CENTRE AND SEA FRONT**
- **NO FORWARD CHAIN**

Freehold | EPC: D | Council Tax Band: D

The accommodation comprises:

Step. Obscure panel glazed front door to –

Entrance Porch –

Laminate flooring. Gas meter. Coats hanging space with shelf over. Door to

Lounge –

Fireplace surround with tiled backing and hearth, coal effect fire. Deep double glazed square bay window to front. Laminate flooring. Built in under stairs cupboard housing electric meter and fuse box. Exposed timber beam to ceiling. Stairs with fitted stair lift rising to first floor. Wall thermostat. Two radiators. Panel glazed door to

Family Room – Two wall light points. Laminate flooring. Two radiators. Open access to Kitchen/Diner. Door to

Utility room –

Single drainer stainless steel sink unit and mixer tap set in work surface. Plumbed in automatic washing machine, drier and tall fridge/freezer. Range of base cupboards and drawers. Tiled splash backs. Wall mounted Worcester gas boiler. Heating/hot water timer control unit. Double glazed window to side. Door to

Cloakroom – Close coupled WC and wash hand basin. Panelling to half height. Double glazed window to side. Hand rails.

Kitchen/Diner –

Kitchen area: Fitted to three sides. Single drainer stainless steel sink unit set in work surface, cupboards and drawers below. Matching wall cupboards, two glass fronted display cupboards. Fitted AEG electric cooker with over head extractor. Tiled splash backs. fitted microwave. Tiled flooring. Work surface forming divider to Dining Area: Laminate flooring. Table and chairs (optional). Radiator. TV aerial point and cocktail cabinet (optional). Double glazed windows and single glazed door to

Conservatory –

Double glazed window units to three sides and French doors to rear Garden. Laminate flooring.

Stairs to Landing – Double glazed side window and radiator.

Bedroom 1 –

Twin double glazed windows with venetian blinds to front elevation. Two radiators. Fitted dressing table unit and bedside drawers. Fitted wall mirror. Over stairs bulkhead cupboard and wardrobe with hanging rail and shelf.

Bedroom 2 –

Floor to ceiling wardrobes fitted to one wall with hanging rail and shelves. Velux sky light window. Radiator. Shelving unit. Drawer unit. Access to loft space.

Inner Hall –

Shower Room: Close coupled WC and wash hand basin. Tiled splash backs and mirror. Tiled shower enclosure with mixer shower. Extractor fan.

Bedroom 3 –

Double glazed window with vertical blind to rear garden aspect. Radiator. Wardrobe with shelf and hanging rail. Access to roof space via ladder.

Family Bathroom –

White suite comprising panelled bath with mixer tap/hand held shower attachment and screen. Pedestal wash hand basin and close coupled WC. Cupboard with tiled top. Tiled splash backs. Wall mirror with light

Outside –

Low walled front boundary. Concrete driveway with additional parking space. Small lawned area with shrubs to borders. Pedestrian side gate to

West facing Rear Garden –

Paved patio area. Outside water tap point. Mainly laid to lawn with flowering shrubs to borders. Three Japanese Acer and Hydrangea. Timber Garden shed with trellis and climbers. Further substantial timber garden shed. Rear access gate to car park (allowed to over grow for security). NO FORWARD CHAIN



IMPORTANT INFORMATION

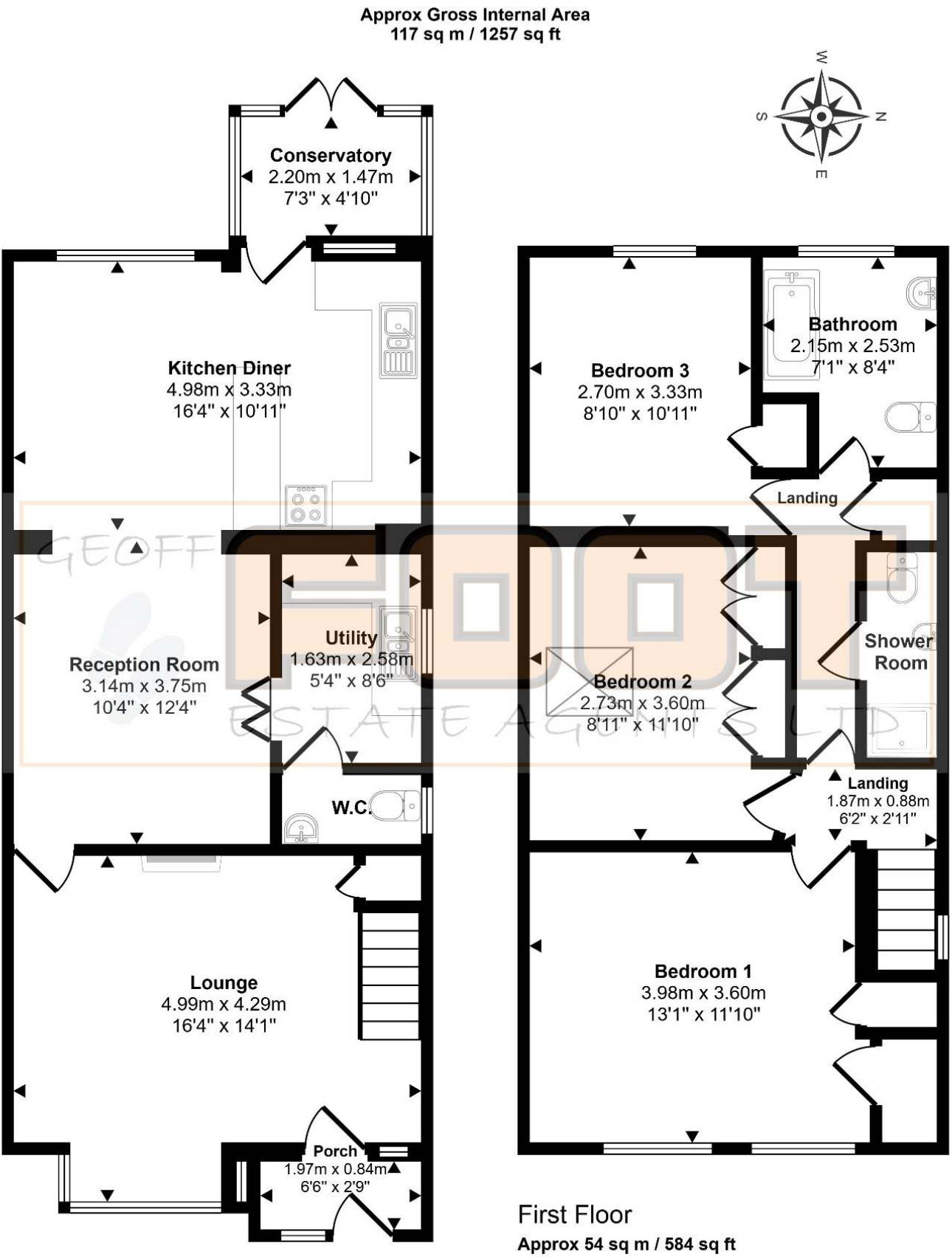
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself 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.

PLEASE SCAN THE QR CODE FOR A VIRTUAL TOUR >>>>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs:		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx 62 sq m / 672 sq ft

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.