



26 Mengham Lane | PO11 9JR | £460,000

GEOFF **FOOT**
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Geoff Foot Estate Agents Ltd are delighted to offer this spacious detached House for sale in the heart of Mengham Village, convenient to local shops, amenities and not too far from the Sea front and Eastoke plaza. The property is set on a corner plot with well kept gardens front and rear and a detached Garage with parking. The Porch entrance leads into the Hallway, Cloakroom, Lounge, separate dining room and Kitchen. Upstairs offers 4 Bedrooms and a family shower room. An ideal family home with no forward chain!

- **DETACHED HOUSE IN MENGHAM VILLAGE**
- **FOUR BEDROOMS**
- **LOUNGE & SEPARATE DINING ROOM**
- **DOWNSTAIRS CLOAKROOM, UPSTAIRS FAMILY SHOWER ROOM**
- **CHERRYWOOD FRONTED KITCHEN**

- **DETACHED GARAGE & PARKING (in Stead Close)**
- **ENCLOSED REAR GARDEN**
- **DOUBLE GLAZING, GAS HEATING SYSTEM**
- **CONVENIENT LOCAL SHOPS, AMENITIES AND SEA FRONT**
- **NO FORWARD CHAIN**

Freehold | EPC: D | Council Tax Band: E

The accommodation comprises:

Double glazed French doors to –

Entrance Porch – Tiled floor. obscure panel glazed wooden door to

Hallway –

Double radiator with shelf over. Wall thermostat. Staircase rising to first floor with under stairs storage cupboard. Double glazed window with blinds to front aspect.

Cloakroom –

Low level WC. Obscure double glazed window to side aspect. Radiator. Vanity shelf with inset wash hand basin and cupboard below. Consumer unit. Tiled splash backs.

Lounge –

Marble fireplace surround with matching hearth and electric coal effect fire (not tested). Double aspect double glazed windows with blinds to front and rear, door to rear Garden. TV aerial point.

Dining Room –

Double glazed window with blinds to rear Garden aspect. Double radiator.

Kitchen –

Range of Cherrywood fronted wall and base cupboards and drawers fitted to three sides. Single drainer stainless steel sink unit and mixer tap set in work surface. Inset electric cooker with ceramic hob and extractor over. Space for fridge and tall fridge/freezer. Tiled splash backs. Tall larder cupboard. End display shelving. Vaillant wall mounted gas boiler. Servery to dining room. Double glazed window with roller blind, over looking rear Garden. Obscure double glazed door to side path.

Stairs to Landing –

Wall mirror. Double glazed window with blinds to front. Built in airing cupboard housing hot water tank and shelving. Heating/hot water timer control unit. Access to loft space.

Bedroom 1 –

Double glazed window with blinds to rear elevation. Radiator. Fitted range of tall wardrobes with dressing table unit, drawers and end display shelving. Radiator.

Bedroom 2 –

Double glazed window with blinds to rear elevation. Radiator. Tall wardrobes with matching chest of drawers. Mirror.

Bedroom 3 –

Double glazed window with blinds to front elevation. Radiator. Double wardrobe and matching chest of drawers. Wall shelf.

Bedroom 4 –

Double glazed window with blinds to rear elevation. Drawer unit and shelving unit. Radiator.

Family Shower Room –

White suite comprising wide walk-in shower enclosure with Mira Vigour electric shower. Vanity shelf with half inset wash hand basin, close coupled WC with concealed cistern and cupboard. Radiator. Ceramic wall tiling. Obscure double glazed window to front elevation. wall mirror and cabinet.

Outside –

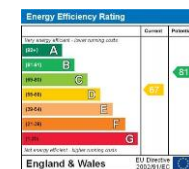
Low walled front boundary with flowering shrubs to border and laid to lawn. Pedestrian gate to side path with gas and electric meter boxes.

Rear Garden –

Outside water tap point. Mainly laid to lawn with shrubs to borders. Trellis with climbers. Raised paved patio with flower beds. iron gate to side garden with small lawn, shrubs and timber garden shed. Access gate to parking spaces at rear of Garage.

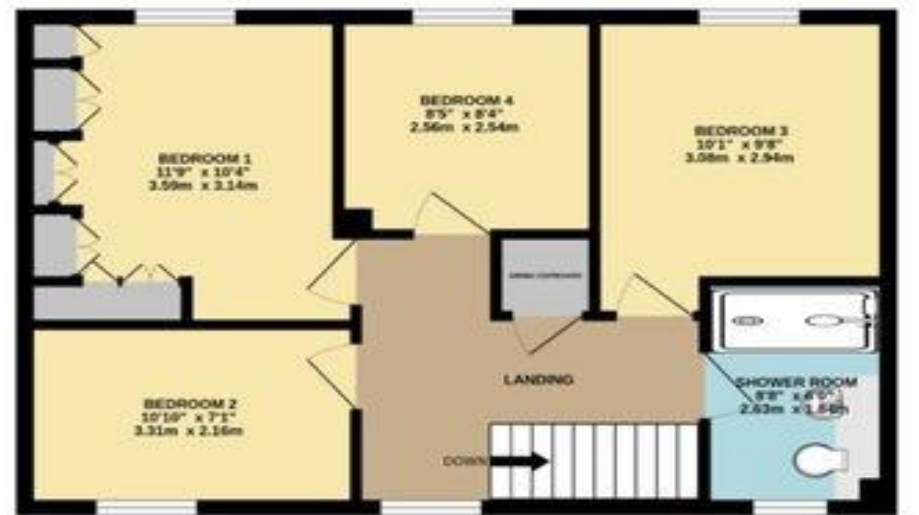
Detached Garage –

With up and over door, power and light. UPVC side service door to rear Garden. Double glazed window and work bench. **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.



GUIDANCE USE ONLY : NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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