



22 Lyndhurst Close | PO11 9HB | £425,000

GEOFF **FOOT**
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Early viewing is essential in this detached Bungalow in the heart of Mengham Village, convenient to local shops, schools, sea front and amenities. Downstairs there is a modern Kitchen, Lounge, Dining Room, two Bedrooms, one with an en-suite and the other having 'jack and Jill' style en-suite shower/Cloak room. Upstairs is the main Bedroom with an en-suite bathroom. The double driveway approach leads to an attached Garage and the enclosed Rear Garden has a newly built timber garden shed with power. Internal viewing is highly recommended to appreciate the standard of presentation and accommodation on offer.

No forward chain!

- **Detached well presented Bungalow in Mengham Village.**
- **Two bedrooms to ground floor, one with en-suite.**
- **Further downstairs 'Jack and Jill' style en-suite shower/Cloak room.**
- **Lounge and open plan Dining Room with attractive white window shutters.**
- **Modern fitted Kitchen.**

- **Gas heating system and double glazing.**
- **Main bedroom and en-suite Bathroom to first floor.**
- **Double driveway and attached Garage.**
- **Enclosed Rear Garden, newly fitted timber shed.**
- **Convenient to local shops, schools, sea front and amenities.**

Council Tax Band: D

The accommodation comprises:

UPVC Double glazed composite door to:-

Hallway –

Laminate flooring. Radiator. Double glazed window with fitted wooden venetian blind to rear garden aspect. Deep understairs cupboard with coats hanging space. Staircase rising to first floor. Built in airing cupboard housing 'Megaflo' hot water tank with heating/hot water timer control switch. Cupboard over built in cloaks cupboard with rail & consumer units cupboard over with electric meter. Glazed door to:-

Lounge – 15' 8" x 11' 0" (4.77m x 3.35m)

Wall mounted gas coal flame effect fire. Vertical radiator. Twin double high level windows to side with fitted shutters. Laminate flooring. Double Glazed french doors to rear garden. Open access to:-

Dining Room – 12' 10" x 11' 0" (3.91m x 3.35m)

Double Glazed window to front elevation with fitted shutters. Radiator. Laminate flooring. Cable point. Return glazed door to hallway.

Kitchen – 11' 0" x 11' 5" (3.35m x 3.48m)

Single drainer sink unit & mixer tap set in work surface with cupboards & drawers below. Integrated Dishwasher. Inset CDA brushed stainless steel 5-Ring gas hob with overhead extractor hood. Tiled splashbacks. Eye level 'CDA' Double oven & grill. Cupboards over & below. Further work surface with wall cupboards & integrated fridge, freezer & wine rack. Double glazed window & french doors to rear garden

Bedroom 2 – 14' 0" x 9' 1" (4.26m x 2.77m)

Double Glazed window with fitted shutters. Double radiator. Laminate flooring. TV Aerial point. Door to:-

Ensuite –

Tiled shower cubicle with 'Bristan' electric shower. Pedestal hand wash basin & Close coupled wc. Ceramic wall & floor tiling. 'Ladder style' towel radiator. Obscure Double Glazed window to rear aspect. Extractor fan.

Bedroom 3 – 11' 0" x 8' 6" Extending to 10"8' (3.35m x 2.59m)

Double glazed window to front elevation with fitted shutters. Radiator. Laminate flooring. Door to:-

Ensuite/Downstairs shower room –

Corner cubicle with 'Mira' rainfall style shower. 'Ladder style' towel rail. Inset wash hand basin with mixer tap. Close Coupled wc with push button flush & concealed cistern. Slip resistant flooring. Return door to hallway.

Return staircase rising to 1st floor landing with 'Velux' skylight. Door to:-

Bedroom 1 – 16' 8" x 11' 5" (5.08m x 3.48m)

Fitted floor to ceiling wardrobes to one wall with hanging rails & drawers. Eaves storage cupboard housing 'ideal logic' gas boiler. Down lighting. Double glazed window o rear elevation & fitted wooden venetian blinds. 'Velux' skylight. Door to:-

Ensuite –

White suite comprising wash hand basin with mixer tap & cupboard below. Close Coupled wc & panelled bath with mixer tap & wall mounted 'mira' mixer 'rainfall' style shower with hand held diverter, screen, wall cupboards & shelving. 'Ladder style' towel radiator. Double glazed window to rear aspect & venetian blind. Down lighting. Extractor fan. Slip resistant flooring.

Outside front – Double width concrete driveway offering ample parking. Laid to lawn with hedged boundary.

Attached garage – 18' 0" x 8' 7" (5.48m x 2.61m)

With electric roller door. Work surface with space & plumbing below for a washing machine & tumble dryer. Power & light. UPVC rear service door to:-

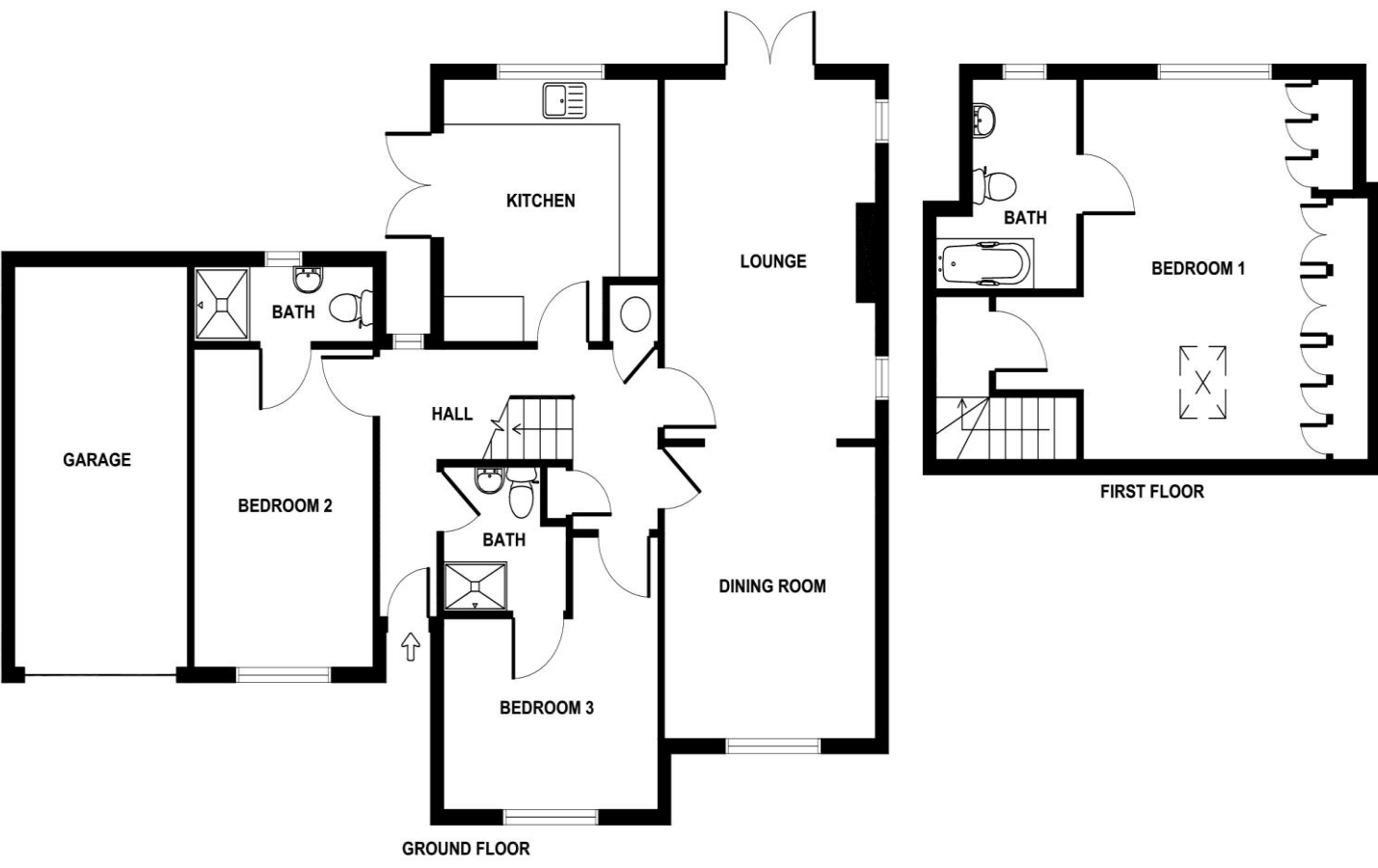
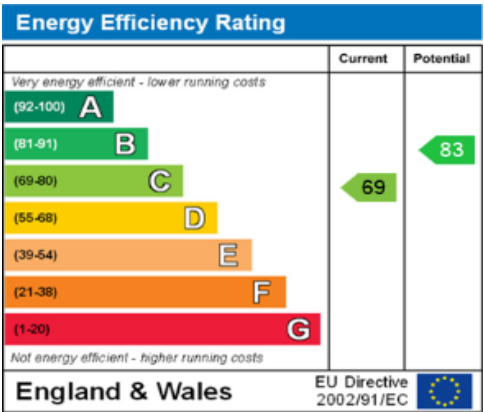
Rear Garden –

Decked patio area with sensor lighting. Outside water tap. Trellis forming ivider to well maintained lawn. Further raised decking area for seating or tubs etc. Shrubs to borders. Newly built timber garden shed (11'6" x 8'6") with power & light. Door to storage area.



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.



FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE