



14 Mengham Lane | PO11 9JR | £449,950

GEOFF  **FOOT**
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Early viewing is highly recommended for this detached House located in Mengham Village with its shops, amenities, Sea Front, bus routes and Health Centre. Downstairs offers a Lounge, Dining Room, Kitchen and downstairs Cloakroom. There are 3 Bedrooms and a modern Shower room to the first floor. Outside is a driveway, Garage and a nicely presented Rear Garden to enjoy. There is no forward chain!

- **Detached House in Mengham Village, central Hayling.**
- **Lounge and Dining Room.**
- **Medium Oak fronted Kitchen.**
- **Three Bedrooms.**
- **Double glazing. Gas heating system.**
- **Driveway and Garage.**
- **Gardens front and rear.**
- **Convenient to local shops, amenities, and Sea front.**
- **Ideal couples, family or weekend home.**
- **No forward Chain!**

Freehold | | Council Tax Band: E

The accommodation comprises:

Upvc double glazed mahogany effect front door and step to –

Entrance Hallway –

Double radiator. Wall thermostat. Staircase rising to first floor with under stairs storage cupboard. Double glazed window to side aspect.

Cloakroom –

Low level WC. Wash hand basin with tiled splash backs. High level fuse box. Obscure double glazed window to front aspect.

Lounge – 15' 7" x 11' 1" (4.75m x 3.38m)

Double glazed window to front elevation. Double radiator. Stone fireplace surround with wooden mantle, side display plinths, TV recess shelf, marble hearth and coal effect gas fire. Open access to

Dining Room – 10' 1" x 9' 7" (3.07m x 2.92m)

Double radiator with shelf over. Serving hatch from Kitchen. Double glazed window and door

Kitchen – 10' 4" x 8' 4" (3.15m x 2.54m)

Range of medium oak fronted wall and base cupboards and drawers fitted to two sides. Double glass fronted display cupboard. Cupboard housing gas boiler. 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, tiled splash backs. Plumbed in automatic washing machine (to stay). Concealed under cupboard display lighting. Adjacent work surface with inset 'Lamona' induction hob with 'pull-out' extractor hood. Eye level over and Microwave. Tall integrated fridge/freezer and larder cupboard. Down lighting, tiled flooring and double glazed window and door to back Garden.

Staircase to Landing –

Built in airing cupboard with hot water tank, immersion heater and shelving. Double glazed window to side elevation.

Bedroom 1 – 11' 1" x 12' 0" to wardrobes (3.38m x 3.65m)

Double glazed window to front elevation. Radiator. Cable TV aerial point. Range of 'limed oak fronted' wardrobes to one wall with twin mirrors, matching chest of drawers and two matching bedside cabinets.

Bedroom 2 – 11' 8" x 10' 1" (3.55m x 3.07m)

Double glazed window to rear elevation. Radiator. Access to loft space.

Bedroom 3 – 8' 4" x 8' 0" (2.54m x 2.44m)

Double glazed window to rear elevation. Radiator.

Modern Shower Room –

Walk-in shower cubicle with wall mounted mixer shower, pull-down seat and hand rails. Vanity shelf with 1/2 inset wash hand basin and mixer tap, close coupled WC with concealed cistern and light wood effect cupboard unit below. Tiled splash backs and shelving. Obscure double glazed window to front elevation. 'Ladder style' towel radiator. Down lights and wooden strip flooring.

Outside –

Front: Low walled front boundary, laid to lawn with shrubs to borders. Concrete driveway, external meter boxes, wrought iron gate and pedestrian gate to rear Garden.

Detached Garage – 17' 0" x 8' 7" (5.18m x 2.61m) With up and over door, power, light, work bench, storage to rafters, window and side service door to

Enclosed Rear Garden –

Paved patio with raised paved seating area with trellis and climbers. Outside water tap point. Small step up to well maintained lawn with shaped shrub borders. Fence enclosed. Return gate to front.

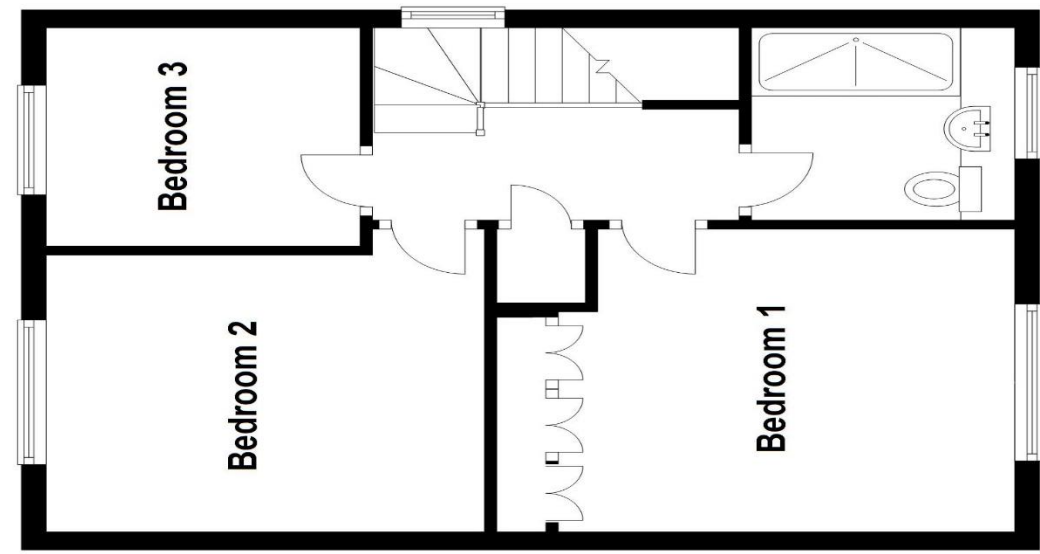


IMPORTANT INFORMATION

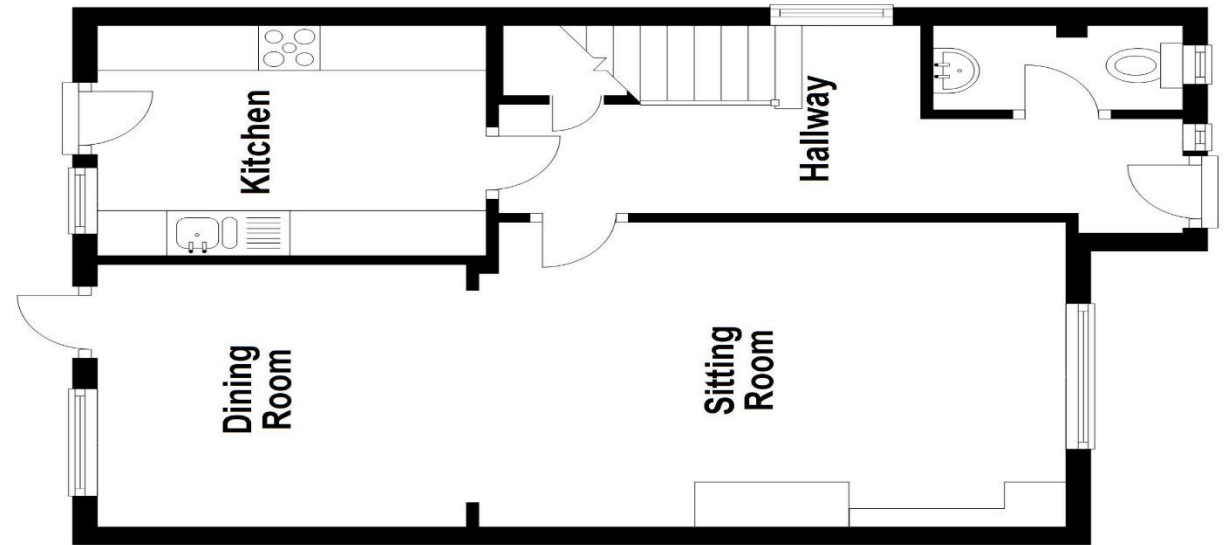
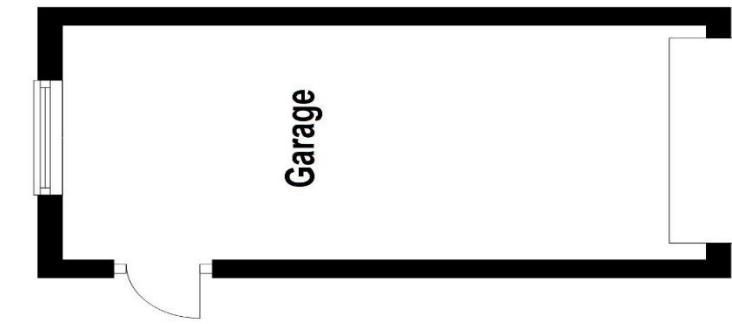
The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself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



First Floor



Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		← 81
(69-80) C		
(55-68) D	← 55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC