



7 Sea Grove Avenue | PO11 9EU | £475,000

GEOFF **FOOT**  
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island  
Hampshire • PO11 9EA  
Tel : 023 9246 1666 • Fax: 023 9246 1661  
[www.geofffoot.co.uk](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



*Internal viewing is highly recommended for this spacious 5 bedroom detached House in Mengham Village, convenient to local shops, schools, amenities and the Sea front. There is a double driveway with additional parking leading to an attached Garage 25'6" x 8'1". Inside the property there is a modern Kitchen, Lounge with possible open fire, Dining room, Cloakroom and Sun Lounge. Upstairs offers 5 double Bedrooms and 2 Shower rooms. There is double glazing and a gas heating system. This ideal family home is being offered with vacant possession.*

- **Detached House in Mengham Village.**
- **5 double Bedrooms. Adaptable accommodation.**
- **Lounge, separate Dining room.**
- **Downstairs Cloakroom and 2 Shower rooms to first floor.**
- **Recently fitted gas boiler 2021. Sun Lounge 19'9" x 7'4".**
- **Double driveway and additional parking.**
- **Double glazing and gas heating system.**
- **Enclosed Rear Garden. Attached Garage 25'6" x 8'1".**
- **Convenient to local shops, schools, amenities and Sea front.**
- **Ideal family home or possible B & B. No forward chain.**

**Freehold | Council Tax Band: E**

The accommodation comprises:

**Step to side entrance obscure double glazed door and side light to –**

**Entrance Hallway –**

Wall thermostat. Double radiator. Staircase rising to first floor with fitted stair lift (can be removed). Built in under stairs storage cupboard with automatic light, radiator, coats hanging space and shelving.

**Lounge – 19' 0" x 12' 5" (5.79m x 3.78m)**

Wide double glazed window to front aspect and window to side. Double radiator. 2 wall light points. Raised brick fireplace with coal effect gas fire which can be removed and used as an open fire. Quarry tiled display plinth with TV shelf and solid wood mantle. Telephone point.

**Kitchen – 9' 8" x 9' 0" (2.94m x 2.74m)**

Range of white fronted wall and base cupboards and drawers fitted to two sides. 1.5 bowl single drainer sink unit with mixer tap set in wood block effect work surface. Integrated dish washer. Tiled splash backs. Adjacent work surface with inset 'Lamona' 4-ring gas hob, over head extractor. Concealed under cupboard lighting. Eye level 'Lamona' electric oven and fitted microwave/oven. Tiled effect laminate flooring. Double glazed window to side aspect. Spot light bar. Open access to

**Sun Lounge – 19' 9" x 7' 4" (6.02m x 2.23m)**

Laminate flooring. Double glazed windows to three sides with fitted roller blinds. Wall light points and power points. Space and plumbing for automatic washing machine, freezer and tall fridge/freezer. Double glazed door to rear Garden.

**Dining Room – 9' 10" x 9' 5" (2.99m x 2.87m)**

Radiator. Panel glazed doors and side windows to Sun Lounge.

**Cloakroom –**

Low level WC with push button flush. Wall wash hand basin. Shelving. Obscure double glazed window to side. 'Vaillant' gas boiler.

**First Floor Landing –**

Built in airing cupboard with hot water tank and shelving with recently fitted shower pump. Access to loft space.

**Bedroom 1 – 19' 0" x 10' 4" widening to 11'0". (5.79m x 3.15m)**

Double glazed double aspect windows to front aspect and side elevation. Radiator. Built in wardrobes.

**Bedroom 2 – 9' 8" x 9' 2" (2.94m x 2.79m)**

Double glazed window to rear elevation. Radiator.

**Bedroom 3 – 9' 8" x 9' 4" (2.94m x 2.84m)**

Double glazed window to rear elevation. Radiator.

**Bedroom 4 – 11' 6" x 8' 6" (3.50m x 2.59m)**

Double glazed window to side elevation. Built in wardrobe units to one wall. Radiator. Wall lights.

**Bedroom 5 – 10' 10" x 8' 1" (3.30m x 2.46m)**

Double glazed window to side elevation. Built in wardrobe unit with chest of drawers. Wall light. Radiator.

**Family shower room –**

Walk in shower cubicle with 'Mira Select' mixer shower, pull down seat and hand rail. Extractor fan. Wash hand basin and mixer tap with cupboard below. WC with concealed cistern and push button flush. Mirror fronted wall cabinet. Ceramic wall tiling. Tiled effect laminate flooring with under floor heating. Obscure double glazed window to side aspect. Ladder style towel radiator.

**Second shower room –**

Recently fitted white suite comprising tiled shower cubicle with bi fold doors and 'Triton' electric shower. Ladder style towel radiator. Wash hand basin with cupboard below. Close coupled WC, obscure double glazed window to side. Mirror fronted cabinet. Tiled effect laminate flooring. Down lights.

**Outside –**

Double width concrete driveway with additional parking. Low walled front boundary and side fencing. Flower and shrub borders. Side gate to

**Rear Garden –**

Outside water tap point. Mainly laid to lawn with conifer and shrubs to borders. Raised paved corner patio area. Fenced side boundary and return gate to front.

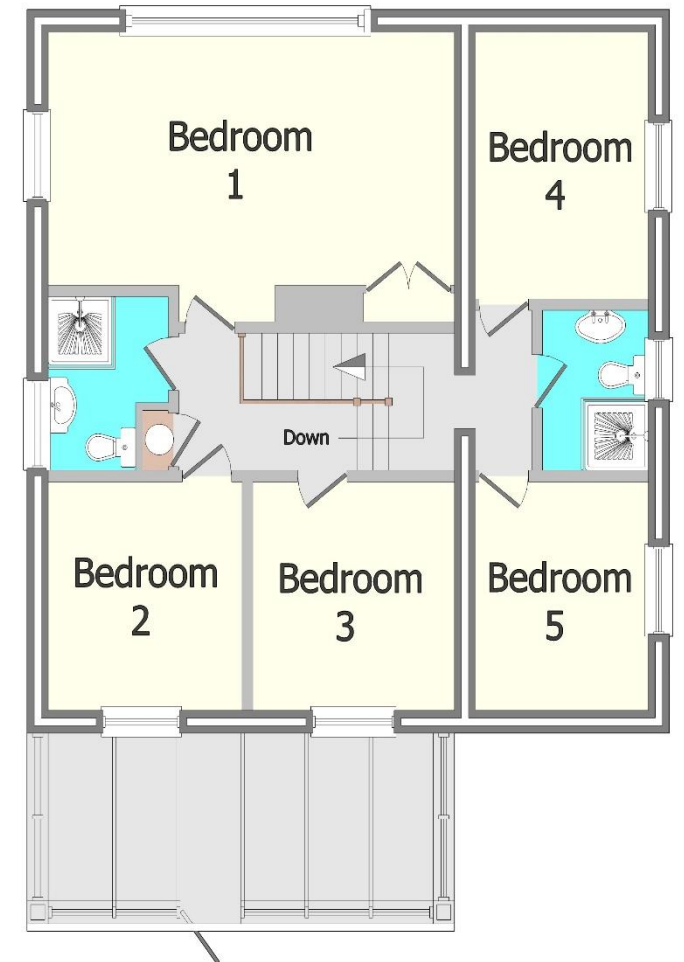
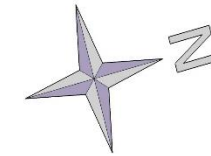


#### IMPORTANT INFORMATION

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.



# 7 Seagrove Avenue PO11 9EU



This floor plan is for illustrative purposes only.  
Colours are not actual to the property.  
Created by Keven Fielder redleif@hotmail.co.uk