



3

Bedrooms



2

Bathrooms



1

Receptions



This is a detached, 3 double bedroom, 2 reception bungalow situated on a very generous plot with detached garage and outbuilding containing a railway carriage.

In need of modernisation this bungalow has the potential to improve and extend (STP) but currently has Kitchen/breakfast room, Lounge/dining room. There are three double bedrooms (two with fitted wardrobes) and 2 bathrooms along with inner lobby leading to utility room.

To the front is a large garden with driveway parking for multiple vehicles leading to further gated parking and detached garage/workshop with rear personal door leading on to a large concrete base.

To the rear is a large patio area along with lawn, trees, mature shrubs.

Substantial outbuilding containing a historic railway carriage formerly used as extra sleeping accommodation having light and power.

Situated within 150 metres of the seafront and a short walk to Mengham shops and amenities.

Available now with NO ONWARD CHAIN - Viewing is highly recommended.

Chichester Avenue, Hayling Island

Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft

Outbuildings = 47 sq m / 506 sq ft

Total = 166.1 sq m / 1788 sq ft



Ground Floor

Outbuildings

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: NR MENGHAM/SEAFRONT

Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

Address : 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL

