

Bound Lane, Hayling Island, Hampshire

Offers Over: £700,000



Morris Dibben

Presented in excellent condition throughout, having been extensively renovated and greatly extended to a high specification by the current owner, this spacious four bedroom detached family home offers versatile and generously proportioned accommodation. The property further benefits from quality engineered wood flooring through much of the ground floor, enhancing both its style and practicality.

Set back from the highly sought after Bound Lane, in the heart of Mengham Village, the property enjoys a convenient location close to a variety of local shops, schools, the health centre and library, whilst the seafront is less than a quarter of a mile away.

Upon entering, you are welcomed by a spacious entrance hall which leads to a cosy snug with bay window overlooking the front aspect, a ground floor double bedroom with fitted wardrobes, a contemporary shower room, and a useful utility. The impressive open plan kitchen, dining and living space forms the heart of the home, featuring quartz worktops, space for an American-style fridge/freezer, an integrated dishwasher, breakfast bar, and sliding doors opening into the conservatory.

The first floor benefits from a generous landing, currently utilised as a home office area, along with three further bedrooms. The main bedroom boasts a dressing room and en-suite shower room, whilst the remaining bedrooms each benefit from walk-in wardrobes, with Bedroom Three also enjoying access to a useful additional storage room. These bedrooms are served by a spacious family bathroom.

Externally, the property offers an extensive driveway providing ample off road parking for multiple vehicles, including a motorhome or boat. The garage benefits from an electric roller door and dedicated water sports storage. The rear garden is complemented by a fully insulated garden office, currently configured as a stylish home pub, creating a fantastic space for entertaining or working from home.

Internal viewing is highly recommended to fully appreciate the quality, space and versatility of accommodation on offer.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









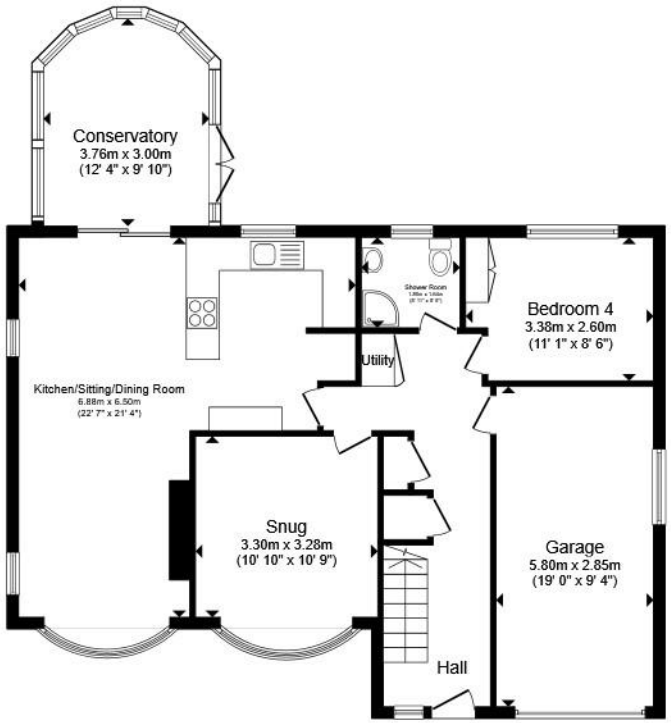




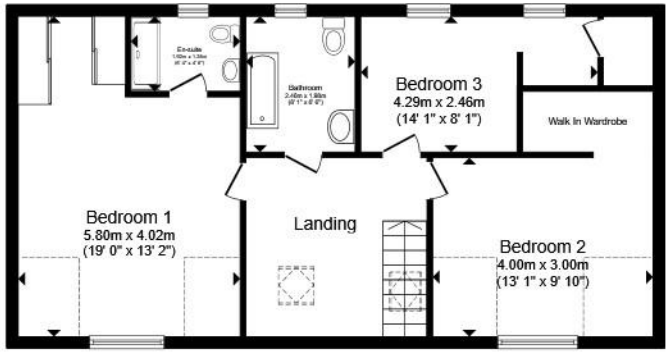

LIFE'S
A
BEACH







Ground Floor



First Floor

Total floor area 166.8 m² (1,795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Morris Dibben







Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Morris Dibben

Viewing arrangement by appointment: **023 9246 5941**

haylingisland@morrisdibben.co.uk

2 Elm Grove, Hayling Island, Hampshire, PO11 9EF

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Morris Dibben is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: PHI_PHI260325_R8PL_8