

Chichester Avenue, Hayling Island, Hampshire

Guide Price: £410,000



Morris Dibben

NO ONWARD CHAIN

A deceptively spacious, detached chalet style bungalow situated in one of Hayling Island's most highly regarded areas, Chichester Avenue and located on the south side of the island offering ease of access to Mengham Village and West Town shopping facilities, The Library, Health Centre, The Billy Trail and the beach.

The property has three/four double bedrooms, is double glazed with gas central heating and solar panels which are owned outright. Excellently presented throughout, the ground floor accommodation comprises; Entrance hallway, two double bedrooms, a single bedroom/study, a bathroom and a spacious open plan lounge, kitchen and dining area with bi-fold doors to the west facing garden. Upstairs, there is a double bedroom with walk in wardrobe and a stylish en-suite shower room.

The property also has a driveway offering ample off road parking leading to a detached garage and to the rear, a well maintained garden laid mostly with lawn, patio and shingle seating areas, mature plant borders and side pedestrian access. Internal viewing is highly recommended to appreciate the accommodation on offer.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.









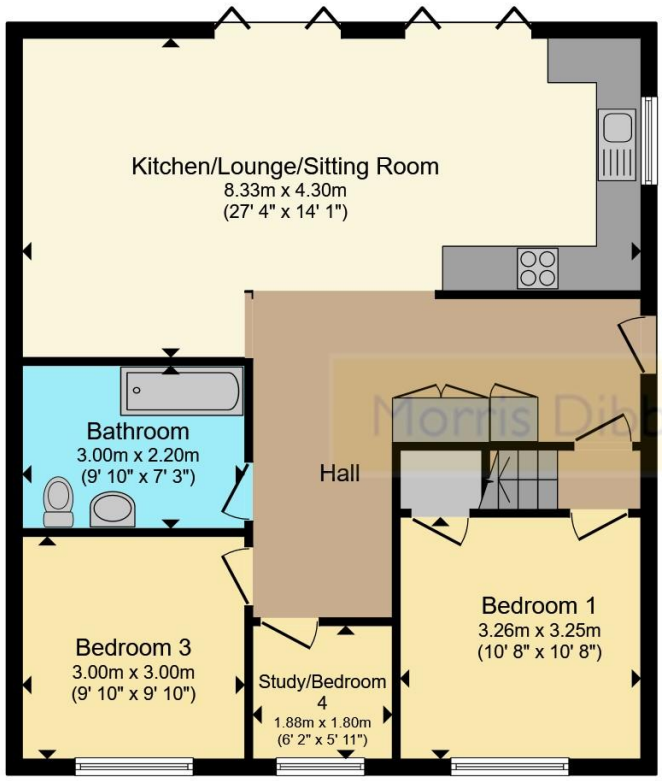


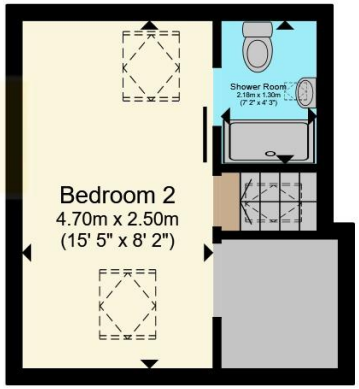












Ground Floor **First Floor**

Total floor area 99.9 m² (1,076 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.focalagent.com







Council Tax Band: **E**

Tenure: **Freehold**

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

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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.

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