


**St. Andrews Road, Hayling Island, Hampshire**

Asking Price: £465,000



Morris Dibben

Morris Dibben are delighted to present to the market this substantial four-bedroom detached bungalow, occupying a generous plot in a highly sought-after coastal location directly opposite Mengham Park. Offered with no forward chain, this spacious home presents a fantastic opportunity for buyers seeking a sizeable bungalow with excellent potential in a peaceful seaside setting.

Extending to approximately 1,552 sq. ft., the property offers well-proportioned and versatile accommodation throughout. At the heart of the home is a spacious kitchen with adjoining utility room, complemented by an impressive dual-aspect sitting room which flows into a conservatory overlooking the rear garden, creating an ideal space for both everyday living and entertaining.

The accommodation comprises four bedrooms, including a principal bedroom with en-suite shower room, whilst a second bedroom also benefits from en-suite facilities. A family bathroom serves the remaining bedrooms, and an additional reception area provides flexibility for use as a dining room, home office, snug, or hobby room.

Whilst the property would benefit from a programme of updating and cosmetic modernisation, it offers purchasers a rare opportunity to create a home tailored to their own tastes and requirements in one of Hayling Island's most desirable locations.

A particular feature of the property is the west facing rear garden, providing extensive outdoor space for families, keen gardeners, or those looking to further enhance the property, subject to any necessary consents. The bungalow also enjoys a substantial overall plot and an attractive outlook towards Mengham Park.

Conveniently situated close to the seafront, local amenities and transport links, this appealing detached bungalow combines generous living space, outstanding outside space and exciting potential, making it an ideal permanent residence, retirement home or coastal retreat.

Early viewing is highly recommended to appreciate the size of the plot, extensive rear garden and the opportunity this property presents.

"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."









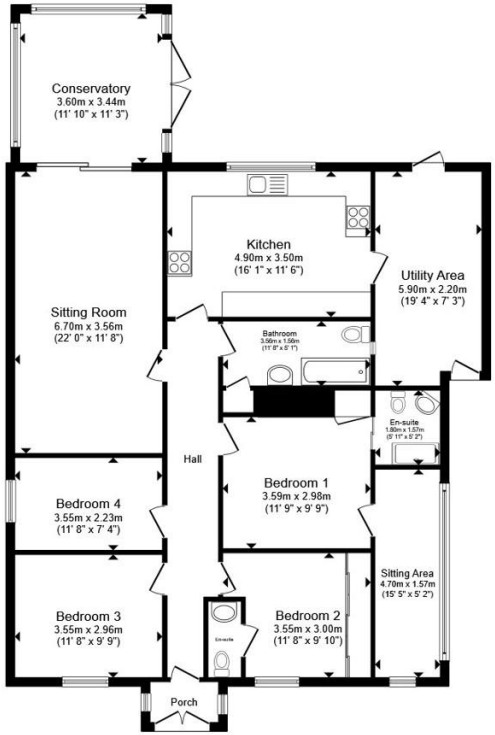













Total floor area 144.2 m² (1,552 sq.ft.) approx

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

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Council Tax Band: **D**

Tenure: **Freehold**

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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.

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