

North Crescent, Hayling Island, Hampshire

Offers Over: £340,000


MAN CAVE
WARNING
DON'T TOUCH MY SHIT

Morris Dibben

Morris Dibben are delighted to present to market this extended two bedroom detached bungalow with loft room situated within a quarter of a mile from Mengham village with its local shops, schools and amenities and within a close proximity to the Sea Front. Located in a private estate with central green. The property presents an excellent opportunity for a new purchaser to modernise and personalise, creating a wonderful coastal home to suit their own tastes and lifestyle. The accommodation comprises a kitchen with ample storage and an integrated oven and hob. The welcoming sitting room features a charming fireplace and flows through to the bright garden room, which enjoys pleasant views over the private rear garden. Both bedrooms are well proportioned doubles and are situated on the ground floor alongside the family bathroom, providing convenient single level living. Upstairs, the generous loft room benefits from a skylight and offers a versatile space that could be used as a home office, hobby room, guest accommodation, or additional living area. Externally, the property boasts a private and secure rear garden featuring a patio area ideal for al fresco dining, an outdoor tiki bar, summer house, attractive flower borders, and access to the garage. To the front, the driveway provides ample off-road parking. This charming bungalow would make an ideal downsize, holiday home, or investment purchase and must be viewed to fully appreciate its potential, versatile accommodation, and highly sought after location.

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.



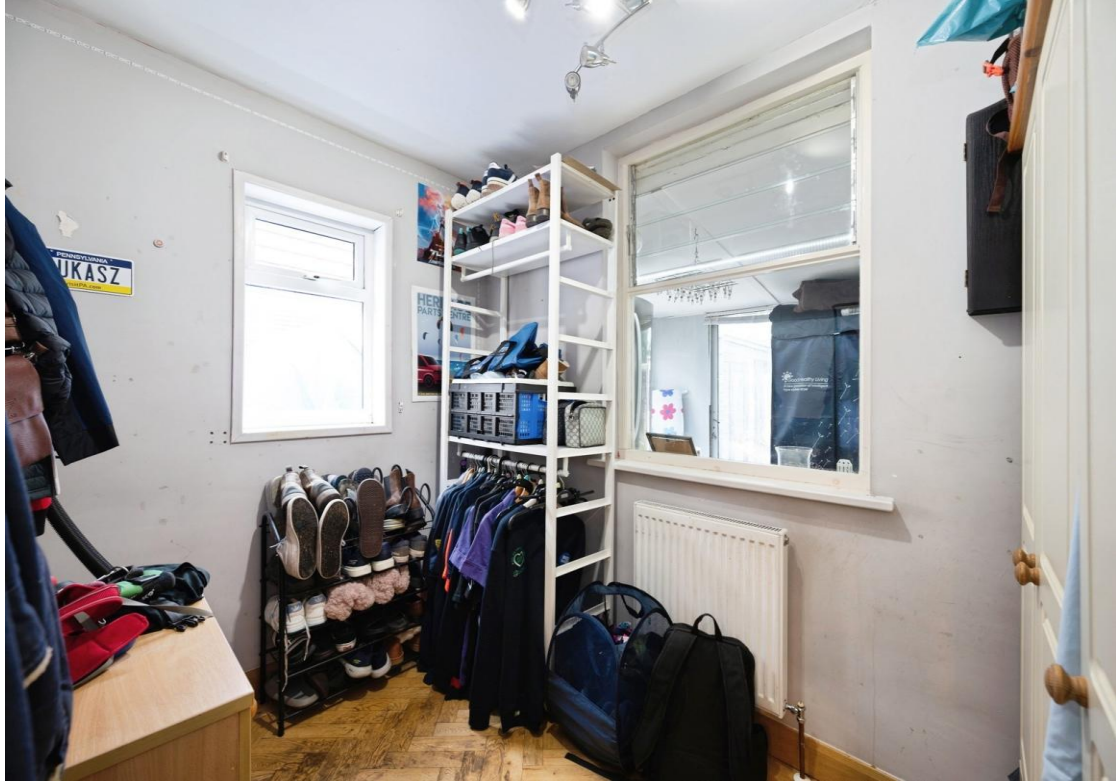






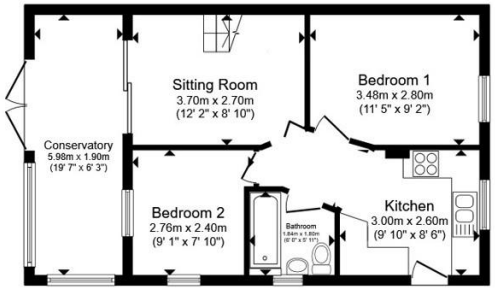

JIM BEAM
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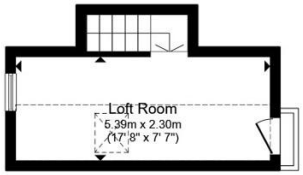



QUEEN

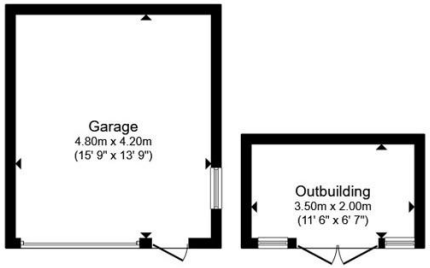




Ground Floor



First Floor



Outbuilding

Total floor area 87.6 m² (943 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: **C**

Tenure: **Freehold**

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.

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