

St. Leonards Avenue, Hayling Island,

Asking Price: £135,000



Morris Dibben

An excellent opportunity to acquire this two bedroom detached house, ideally situated in the popular Mengham area, within easy reach of local shops, a doctors surgery and convenient bus links.

Requiring extensive modernisation throughout, this property offers fantastic potential for buyers looking to create their ideal home. Providing a blank canvas, this property presents an exciting opportunity to update and improve to suit individual tastes requirements. The accommodation comprises a separate lounge and kitchen which leads to the dining room. To the first floor are two generously sized double bedrooms and a family bathroom.

Externally, the property benefits from a good sized garden along with ample off street parking. Viewings are highly recommended to appreciate the potential and 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.









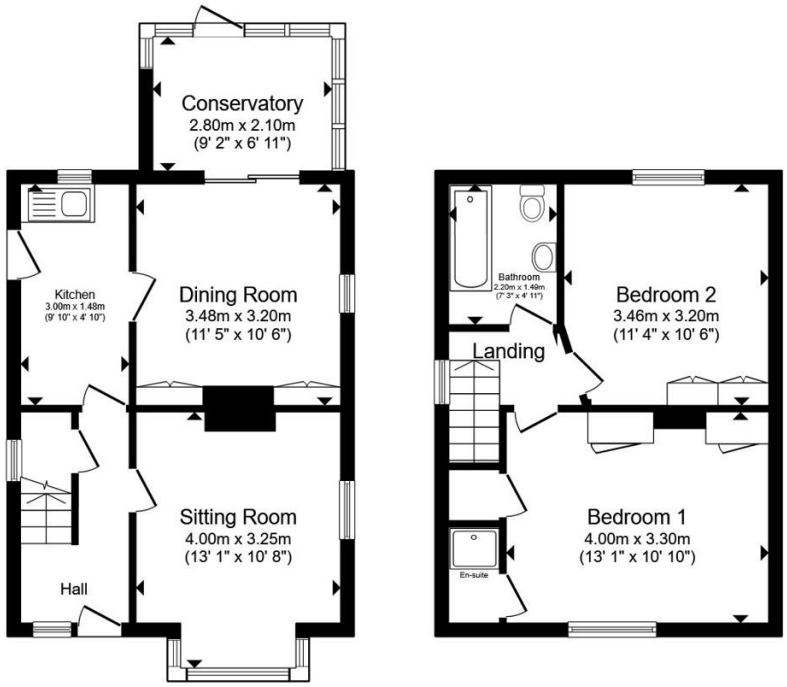












Total floor area 76.3 m² (821 sq.ft.) approx

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**

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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.

Morris Dibben is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: PHI_PHI210388_R8PL_8