



Ceol-na-mara, 15 Chichester Avenue

 2  2  1  D

- ▶ Enjoy living walking distance from the waterfront
- ▶ Move in quick to this property with no onward chain
- ▶ Relax with the family in the large rear garden
- ▶ Park several vehicles on the long driveway
- ▶ Take advantage of the local amenities at South Mengham
- ▶ Socialise with friends in the spacious living accommodation
- ▶ Utilise the double garage for DIY, hobbies etc
- ▶ Easy and safe access to local bus routes on and off the island

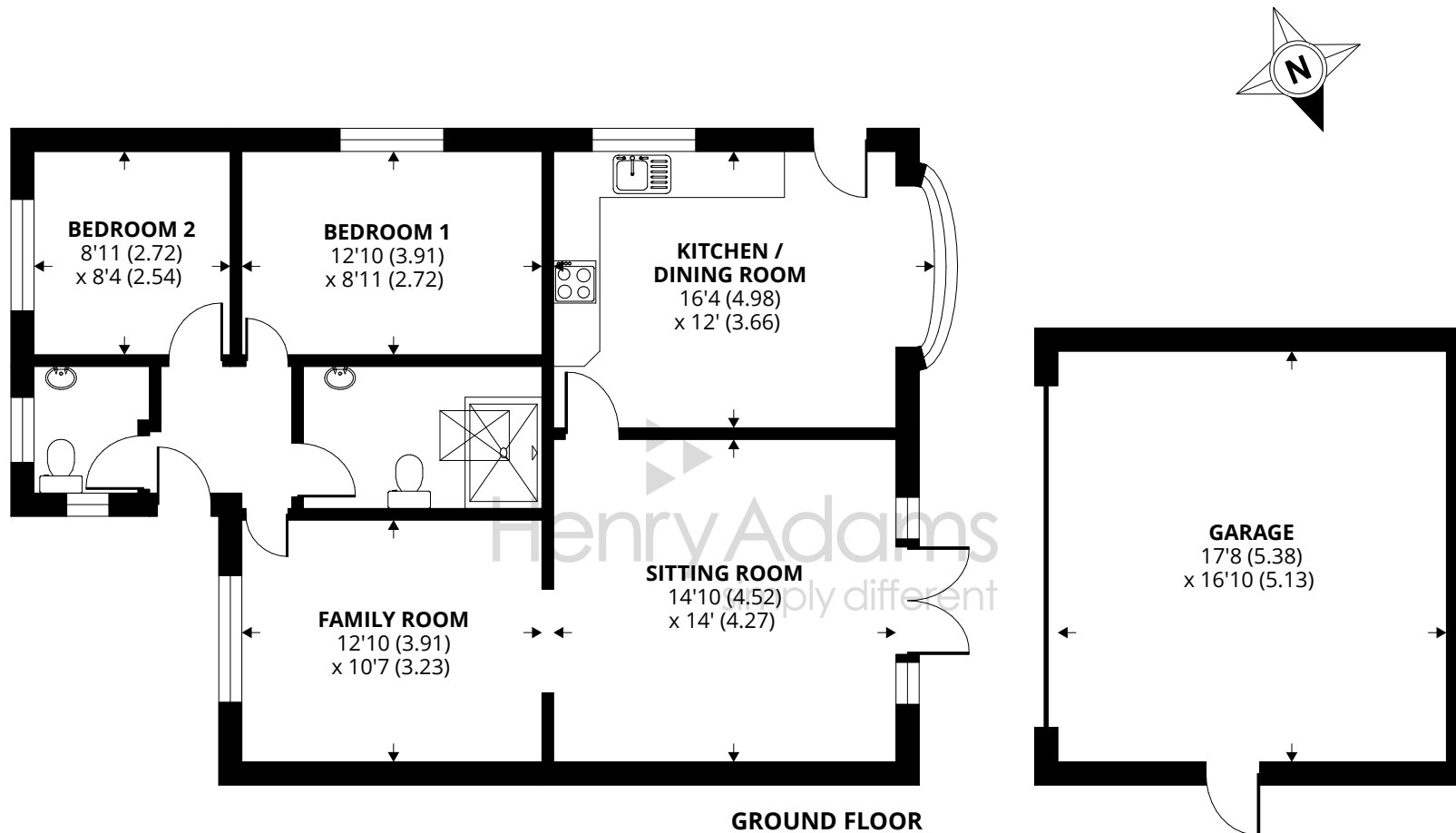
A charming, detached bungalow situated on a popular tree-lined Avenue on Hayling Island. Offered with vacant possession the property includes a double width garage and delightful west facing rear garden.

A family room gives archway access to the lounge. The sitting room has double doors out to the rear garden and flows into the kitchen dining room. There are two double bedrooms, a family shower room and separate cloakroom.

Outside the rear garden is secluded and enclosed and a good size. There is a long driveway with plenty of space for parking.

Council Tax Band - E





15 Chichester Avenue, Hayling Island

Approximate Area = 895 sq ft / 83.1 sq m

Garage = 300 sq ft / 27.8 sq m

Total = 1195 sq ft / 111 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2022. Produced for Henry Adams. REF: 907103

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Chichester Avenue is a popular residential street situated in the south of Hayling Island enviably located for those seeking good access to the shopping parade at South Mengham, local bus services and Hayling Island sea front - a renowned windsurfing and watersports location. Hayling Island is set between Chichester Harbour AONB and the Langstone Channel; it is accessed via the Langstone Bridge from Havant where mainline train services to London Waterloo and London Victoria are available. The A3 and M27 provide excellent road links to London, Portsmouth, Southampton, Chichester and Brighton and can be found within around 5 miles of the property. Hayling Island offers a vast array of leisure opportunities with an award-winning links Golf course, a sailing club, a tennis club and the aforementioned watersports.

25th January 2024

