

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



14 Goldring Close

Hayling Island PO11 9PN

£665,000

Arden & Way are delighted to present to the sales market this chain-free, beautifully maintained three-bedroom bungalow, tucked away in a quiet cul-de-sac within the highly sought-after Mengham Village, just a short walk from local shops and amenities.

The property boasts an attractive cobbled pathway leading to a porch and a spacious central hallway, offering access to all main rooms and creating a welcoming first impression. At the heart of the home is an impressive open-plan living/dining room with a charming brick-built fireplace as a focal point. Double doors open to a light-filled conservatory with underfloor heating - ideal for relaxing or entertaining year-round while enjoying views of the picturesque south-facing garden. The kitchen, located adjacent to the dining area, includes a stylish butler sink with feature tap, and provides a practical layout with easy access from the hallway and seamless connectivity to the main living and entertaining spaces. The property offers three generous bedrooms: a main double, a further spacious double, and a versatile third bedroom - ideal for guests, a nursery, or office for those who work from home. All bedrooms benefit from built-in wardrobes, neutral décor, and stylish fitted shutters. A bright well-proportioned family bathroom completes the layout.

The enclosed, south-facing garden is a particular highlight of the home, enjoying a sunny patio lawn, feature shrubs, fruit trees, an attractive pond, and guests' water and electricity points. A standout feature of the property is the substantial double garage/workshop, previously used for carpentry, with excellent loft space and electric roller doors - perfect for hobbies, storage or secure parking. The property also benefits from attractive front gardens, desirable external window

- Chain-free, beautifully maintained three-bedroom bungalow
- Quiet cul-de-sac in highly sought-after Mengham Village
- Spacious open-plan living/dining room with feature brick fireplace
- Bright conservatory with underfloor heating overlooking the garden
- Well-appointed kitchen with stylish butler sink
- Three generous bedrooms with built-in wardrobes
- Stunning south-facing garden with patio, pond & fruit trees
- Substantial double garage/workshop with power & electric doors
- Driveway providing ample off-road parking
- Walking distance to local shops and amenities

Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



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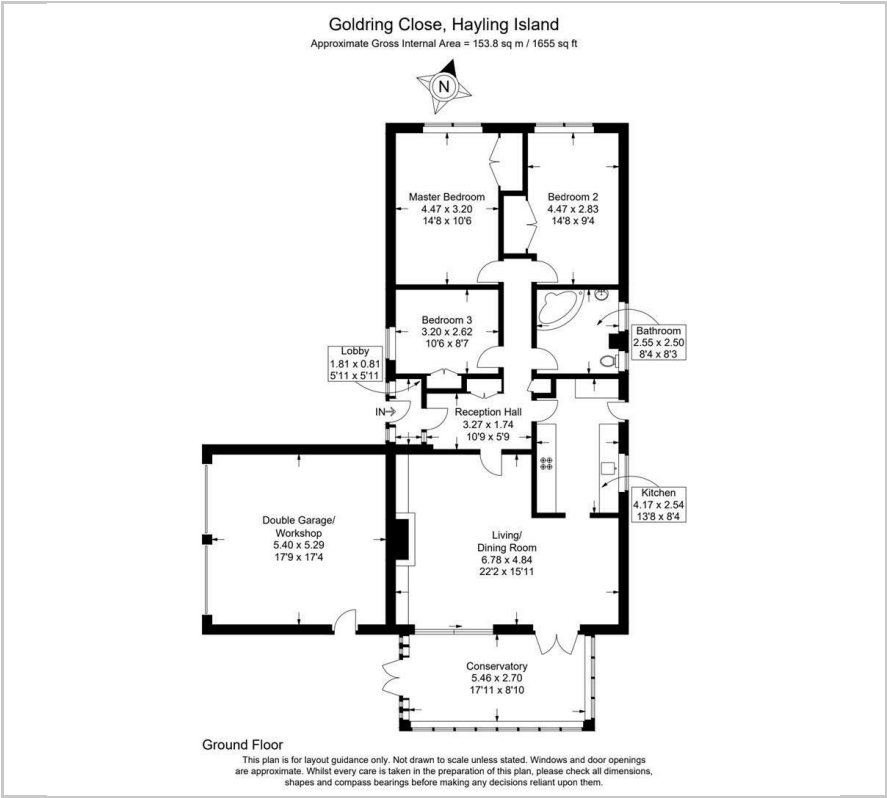


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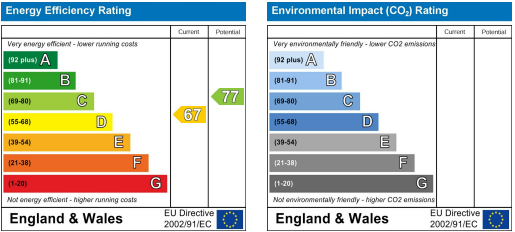
Floor Plan



Area Map



Energy Efficiency Graph



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