

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## 14 Goldring Close

, Hayling Island, PO11 9PN

**Asking price £600,000**

Arden & Way are delighted to present to the sales market this stylish, immaculately 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, paved driveway leading to a porch and a spacious, carpeted hallway, offering access to all main rooms and creating a welcoming first impression. At the head of the house 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 decor, and stylish fitted shutters. A bright, well-proportioned family bathroom completes the layout.

The secluded, south-facing garden, a particular highlight of the home, enjoys a sun-drenched, warm mature shrubs, fruit trees, an attractive pond, and outside water and electricity points. A standout feature of the property is the substantial double garage/workshop, previously used for carpentry, with electricity, loft space, and electric roller doors - perfect for hobbies, storage, or secure parking. The property also benefits from attractive front gardens, decorative external window

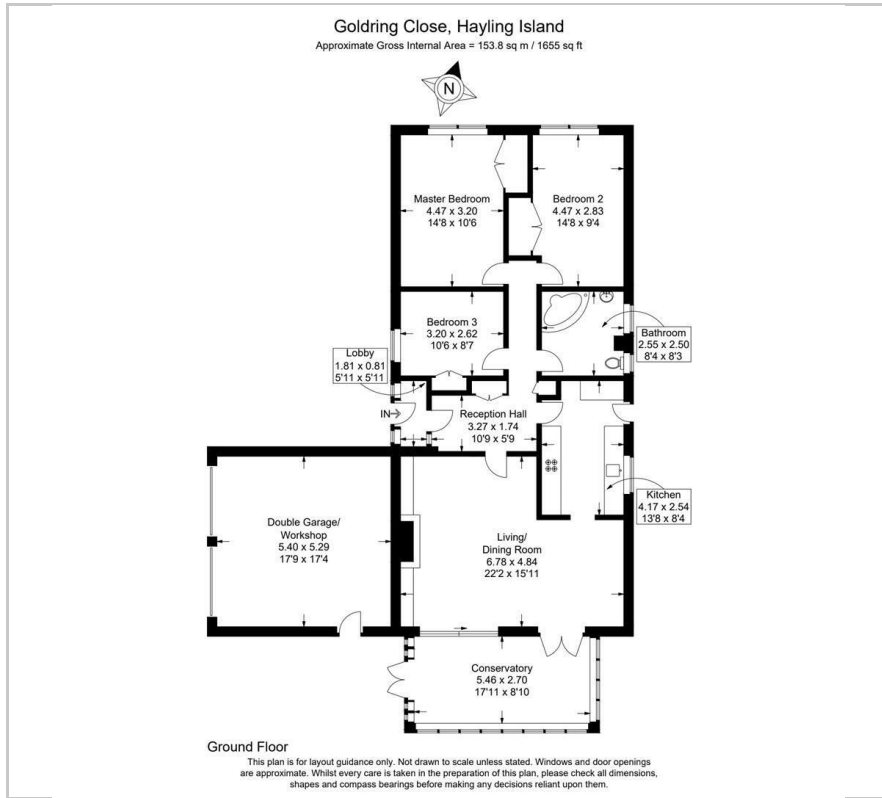
- Chain-free, beautifully maintained three-bedroom bungalow
- Quiet cul-de-sac in highly sought-after Mengham Village
- Spacious open-plan living/dining room with feature brick fireplace
- Bright conservatory with underfloor heating overlooking the garden
- Well-appointed kitchen with stylish butler 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.



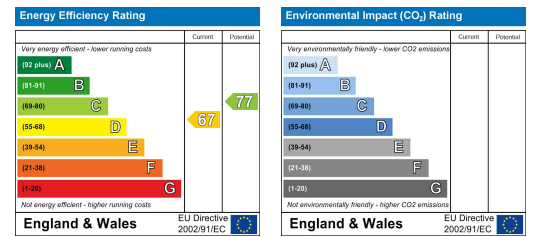
# Floor Plan



# Area Map



# Energy Efficiency Graph



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