

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



14 Goldring Close

Hayling Island, PO11 9PN

£650,000

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.

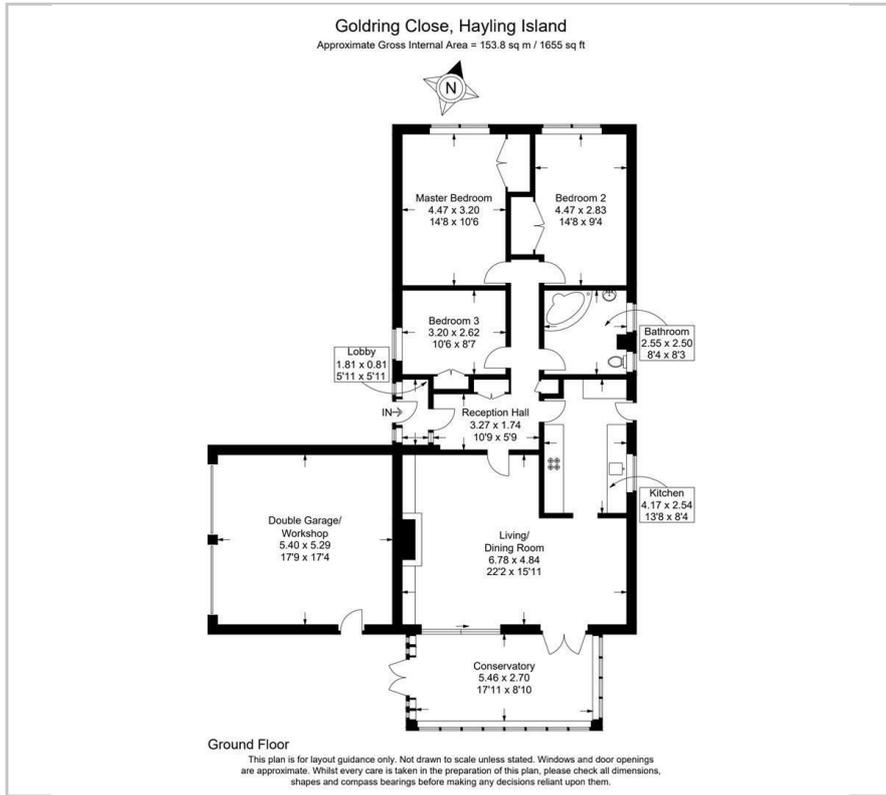
The included, south-facing garden is a particular highlight of the home, enjoying a sunny patio lawn, feature shrubs, fruit trees, an attractive pond, and quality water and electricity points. A standout feature of the property is the substantial double garage/workshop, previously used for carpentry,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

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.



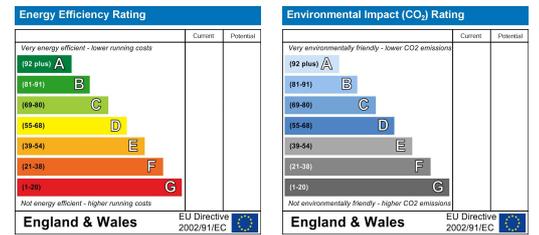
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899 Email: info@ardenway.co.uk www.ardenway.co.uk