



**£300,000**  
**298 Sea Front**  
Hayling Island, PO11 0AZ

## PROPERTY SUMMARY

We are delighted to bring to the market this immaculate two bedroom ground floor apartment with its own private rear garden, front garden with parking area for several vehicles and a garage. The well presented accommodation comprises a spacious lounge, contemporary bathroom suite, modern fitted kitchen that opens onto the rear garden and two bedrooms, with the master bedroom also opening onto the garden. Located in the favoured location of West Hayling opposite the foreshore with the beach beyond, as well as the village of West Town, which boasts a theatre, eateries and even an artisan bakery. Benefitting from a long lease and low Ground Rent of £10 p/year we feel this will make an excellent purchase for all discerning buyers! An internal viewing is essential to appreciate this wonderful apartment with the space it has to offer, both internally and externally, contact us at your soonest opportunity to book your appointment.

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## HALLWAY

**LOUNGE** 15' 4" x 10' 10" (4.67m x 3.3m)

## BATHROOM

**BEDROOM ONE** 15' 4" x 10' 10" (4.67m x 3.3m)

**BEDROOM TWO** 11' 7" x 7' 5" (3.53m x 2.26m)

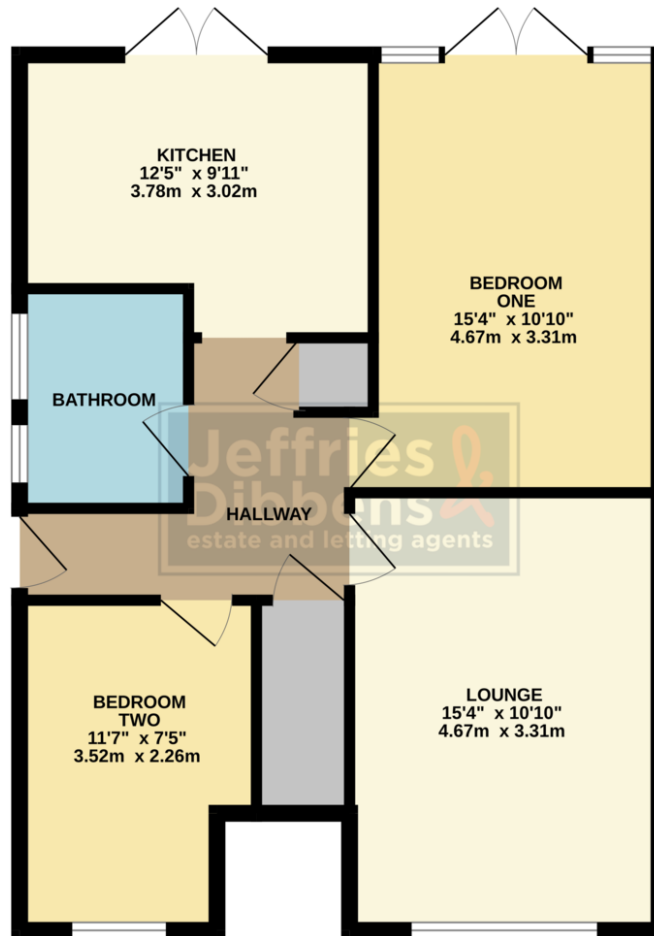
**KITCHEN** 12' 5" x 9' 11" (3.78m x 3.02m)



## AGENTS NOTE

We understand there is 939 years remaining on the lease and there is a Ground Rent of £10/years

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



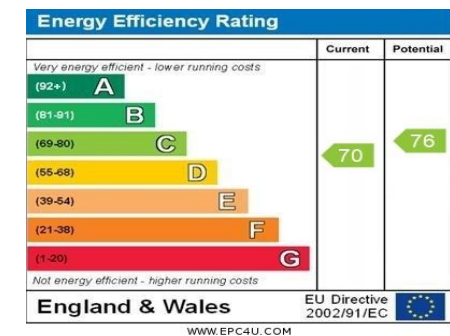
TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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