



**£180,000**

**7 Dilkusha Court, Sea Front**

Hayling Island, PO11 9HW



## PROPERTY SUMMARY

Located directly on Hayling Island's beautiful seafront this ground floor apartment would make a perfect home for anyone aged 60+ to retire to (or a couple 55+). The accommodation consists of a lounge/dining room, with patio door to the rear and arch to a fitted kitchenette, a modern shower room and a double bedroom. Décor is pleasant and neutral. The property is a 'Right To Manage' complex and an independent living facility with a part-time in House Manager and has a very social communal area. There are a variety of organised entertainment activities and friends and family can book a guest suite for £35-40 p/night. Other features include a laundry room. Outside, the communal gardens, including a wonderful area with pergola, are beautifully tended by both the residents and a professional gardener. There is also parking. Viewing highly recommended.





## **COMMUNAL ENTRANCE**

Entry phone system

**LOUNGE** 17' 5" x 10' 4" (5.31m x 3.15m)

**KITCHEN** 7' 4" x 5' 11" (2.24m x 1.8m)

**BEDROOM** 13' 9" x 8' 10" (4.19m x 2.69m)

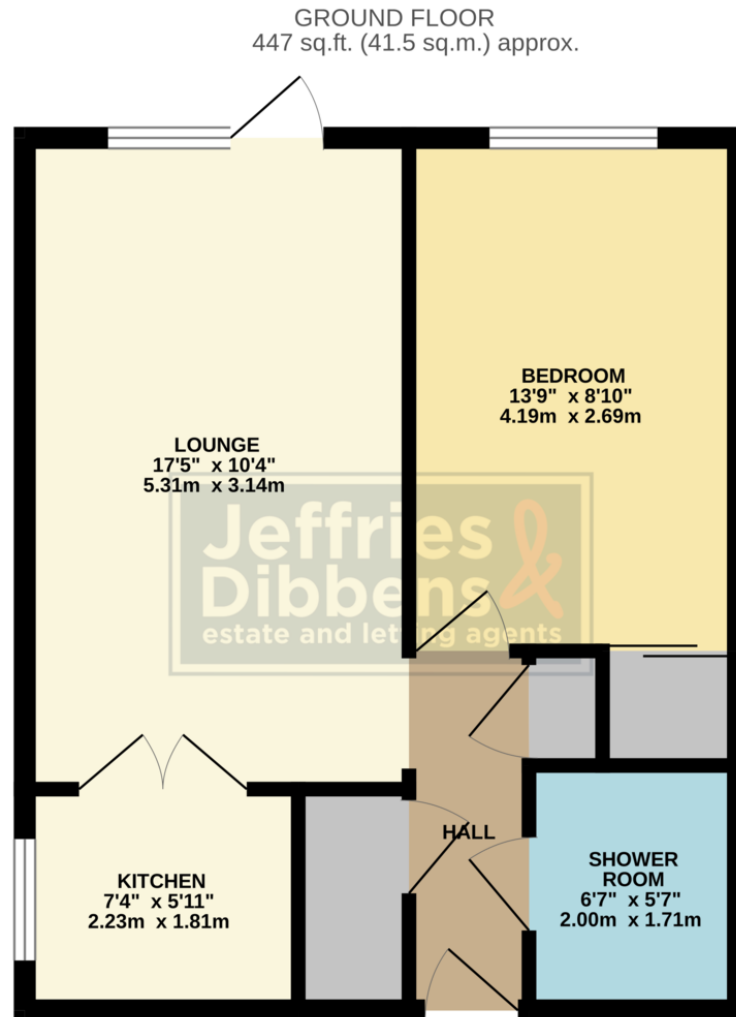
**SHOWER ROOM** 6' 7" x 5' 7" (2.01m x 1.7m)

## **AGENTS NOTE**

We understand the annual service charge is £2,518.00 and the annual ground rent is £425.00. 109 years remaining on the lease.







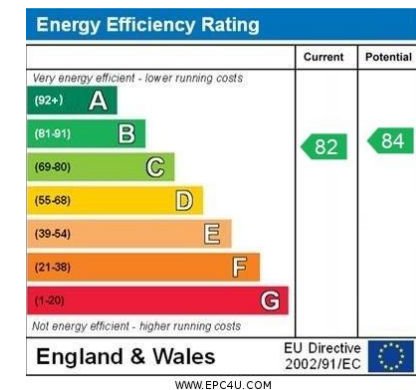
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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