



£190,000
5 Nicholas Court, Green Lane
Hayling Island, PO11 0BQ

PROPERTY SUMMARY

Offered with No Forward Chain, this stunning apartment situated just off the seafront in South Hayling has been beautifully enhanced and offers a stylishly presented accommodation. It features three generously sized bedrooms, a modern open-plan living area with a lounge, dining and kitchen space, a lovely shower room, in addition to a separate contemporary bathroom suite. With the Island's gorgeous beach nearby, perfect for water sports and nature walks and the charming village of West Town only half a mile away, this property truly has it all. Viewing is highly recommended to fully appreciate everything this wonderful home offers.

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HALLWAY

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

BATHROOM

KITCHEN/DINING/LIVING ROOM

BEDROOM THREE

BALCONY

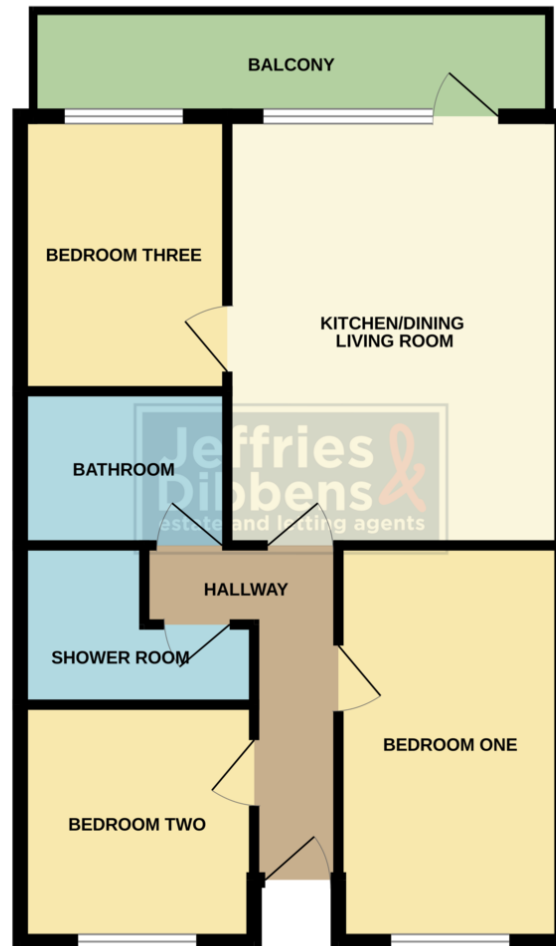
GARAGE

AGENTS NOTE

We understand there are 116 years remaining on the lease and the current monthly service charge is £195.80 per month and annual ground rent is £100



FIRST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



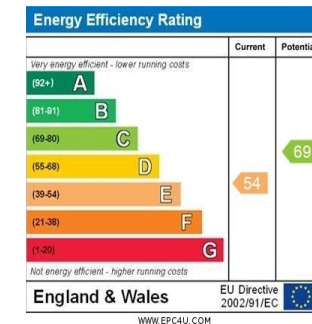
TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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