

£225,000
21 Bembridge Drive
Hayling Island, PO11 9LU

PROPERTY SUMMARY

Located just off the seafront in South Hayling, this well proportioned two bedroom ground floor apartment would make a lovely home for a wide range of buyers from first timers through to those looking toward their retirement! We are advised by the seller that the property has recently benefitted with a lease increase to 999 years and the new owner would also enjoy a share of the freehold. Other enhancements have included a degree of redecoration. The master bedroom has an ensuite and there is an open plan lounge with kitchen area. Outside there is a garage and there are pleasant and spacious communal gardens to front and rear.





HALLWAY

LOUNGE 16' 11" x 12' 10" (5.16m x 3.91m)

KITCHEN 9' 9" x 7' 3" (2.97m x 2.21m)

BEDROOM ONE 11' 6" x 9' 10" (3.51m x 3m)

ENSUITE 6' 3" x 4' 10" (1.91m x 1.47m)

BEDROOM TWO 11' 6" x 7' 11" (3.51m x 2.41m)

WET ROOM 7' 5" x 5' 11" (2.26m x 1.8m)

AGENTS NOTE

We understand the lease has been extended to 999 years.

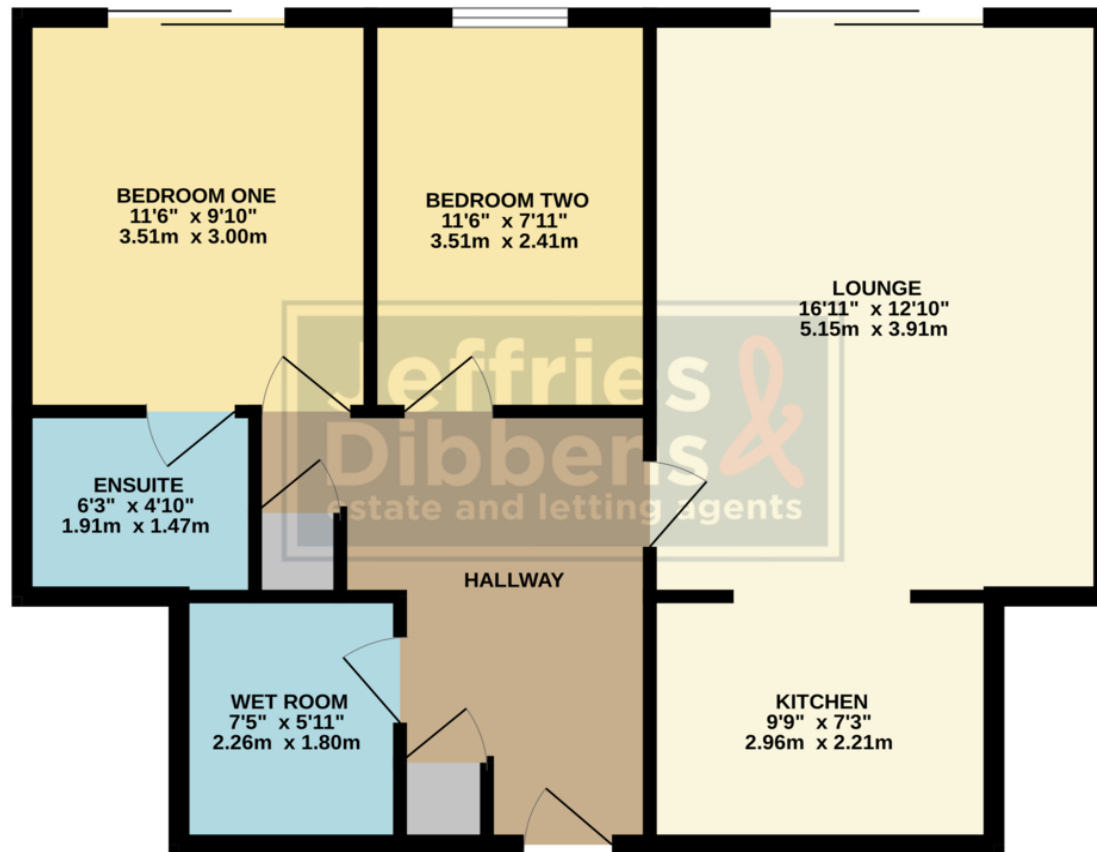
The property is being sold with a share of freehold, and has no ground rent.

The current service charge is £840/year.

Your solicitor will confirm the above



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

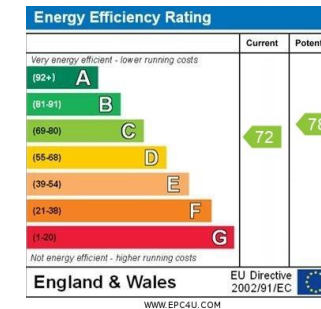
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

COUNCIL TAX BAND
Band C

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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