



£375,000
Flat 8 Channel House
386 Sea Front, Hayling Island, PO11 0FD

PROPERTY SUMMARY

Channel House, with its beautiful blue glass balcony façade, commands a most wonderful vista with uninterrupted views overlooking a golf course and The Solent beyond. This stunning second floor apartment, located on Sea Front, West Hayling would make an idyllic home for any discerning buyer with a layout that is both contemporary and spacious. The property benefits from bright and airy accommodation comprising lounge and dining areas with access to the balcony, fitted kitchen, two double bedrooms, bathroom and separate shower room. The apartment block is set on attractive grounds with a sweeping driveway and well tended communal lawns and the property comes with an allocated parking space, carport and share of the freehold. No forward chain. Viewing highly recommended.

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HALLWAY

BEDROOM ONE 12' x 11' 2" (3.66m x 3.4m)

BEDROOM TWO 12' x 7' 4" (3.66m x 2.24m)

BATHROOM 8' 4" x 6' 4" (2.54m x 1.93m)

LIVING ROOM 19' 9" x 13' (6.02m x 3.96m)

KITCHEN 11' 3" x 8' 11" (3.43m x 2.72m)

DINING ROOM 13' x 11' 8" (3.96m x 3.56m)

SHOWER ROOM 5' 8" x 5' 8" (1.73m x 1.73m)

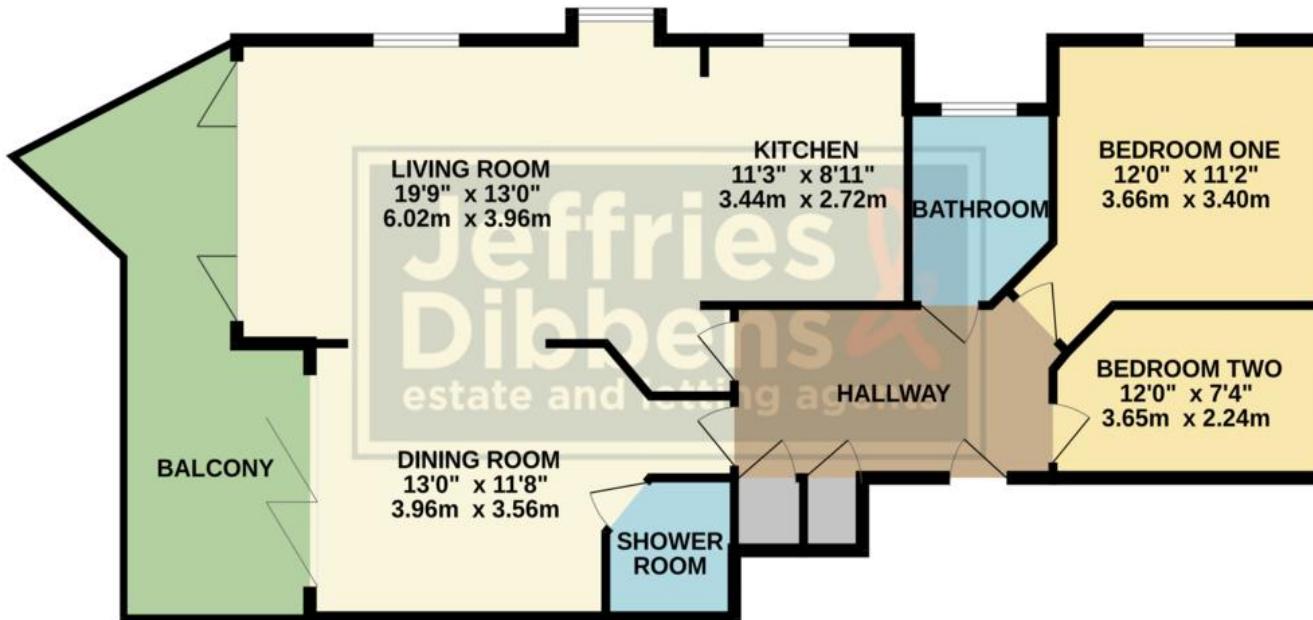
BALCONY

AGENTS NOTE

We understand the property comes with a Share of Freehold and the current Service Charge is £2,500 per annum.



SECOND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA - 985 sq.ft. (91.5 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	83
(69-80)	C	84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

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.