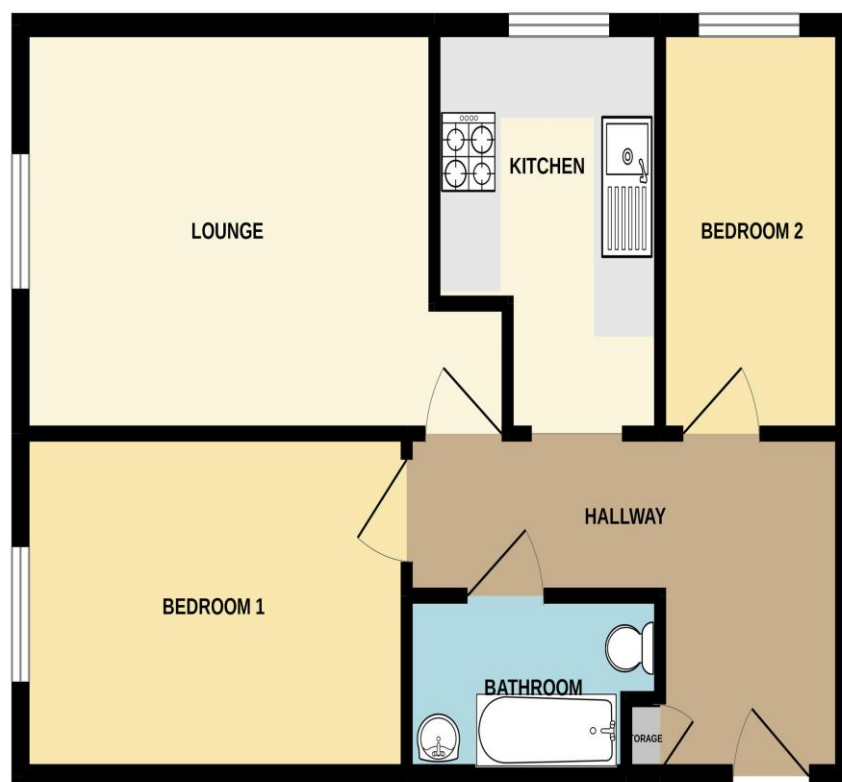




FIRST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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9 Bank House, 46 Station Road

Hayling Island PO11 0FH

Price: £210,000

DESCRIPTION

Wainwright Estates are pleased to offer this spacious, two bedroom, first floor flat situated in the heart of West Town. The property offers a security entrance system, stairs and a LIFT to all floors, as well as your own parking space and visitor parking. The flat is located to the rear and right hand side of the building with views over the communal garden. Internally it benefits from a generous sized lounge, separate modern fitted kitchen, modern fitted bathroom, a spacious master bedroom, an additional second bedroom, double glazing and electric heating. Outside there's a private and secluded communal garden as well as picturesque front gardens. The property also benefits from having no forward chain enabling a quick sale. On leaving the property take the short stroll to the local shops and amenities as well as West Town Park. The Hayling Billy Trail and beach are also within close proximity. This would make an ideal first time purchase or investment opportunity.

ACCOMMODATION

COMMUNAL ENTRANCE

Security entry system. Stairs and a lift to all floors.

FIRST FLOOR FLAT

HALLWAY

LOUNGE: 13' 7" x 10' 0" (4.14m x 3.05m)

KITCHEN: 9' 2" x 7' 5" (2.79m x 2.26m)

BEDROOM 1: 12' 8" x 8' 4" (3.86m x 2.54m)

BEDROOM 2: 10' 0" x 6' 0" (3.05m x 1.83m)

BATHROOM: 8' 4" x 4' 5" (2.54m x 1.35m)



OUTSIDE

COMMUNAL REAR GARDEN

ALLOCATED PARKING SPACE & VISITOR PARKING

LEASE INFORMATION

105 years remaining on lease.

Maintenance: £100 per month (including ground rent)

COUNCIL TAX – Havant Borough Council Band C

