



2 Amante Court, 190 Southwood Rd | PO11 9QL | £235,000 L/H with F/H Share



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Internal viewing is highly recommended to appreciate how spacious this GROUND floor flat is, with a South facing Lounge/Diner and patio doors leading out onto an extensive communal patio area adjoining the promenade and DIRECT beach access. There are 2 double Bedrooms, a fitted Kitchen, Utility/cloakroom, and white Shower room suite. There are allocated parking spaces and bin store area. The flat has a renewed lease from February 2023 with 191 years remaining and has a SHARE OF THE FREEHOLD in a block of only 6. Convenient for FTB's, Investors or couples seeking a seaside retreat.

Vacant possession with no forward chain!

- **Two double Bedroom ground floor flat in Southeast Hayling.**
- **South facing L-shaped Lounge/Diner.**
- **Kitchen and separate Utility.**
- **Modern Shower room.**
- **Double glazing and electric heating system.**
- **Extensive communal paved patio adjoining Promenade.**
- **Direct beach access and some sea views.**
- **Allocated parking and visitor parking.**
- **Freehold share in block of only 6. Renewed lease 191 years remaining.**
- **Convenient FTB's, Investors or as weekend home with no forward chain.**

Share of Freehold | EPC: D | Council Tax Band: C

The accommodation comprises:

Intercom entry system to communal Hallway and flat 2 located on the ground floor. –

Entrance Hallway –

Telephone point. High level cupboard housing consumer unit and electric meter. 'Sunflow' electric radiator with own timer/thermostat. Glazed double doors to

Lounge/Diner – 17' 6" x 10' 0" (5.33m x 3.05m)

L-shaped Lounge area with two electric radiators each with individual thermostats. Wall mounted intercom phone. Marble fireplace surround with coal effect electric fire. Wide servery from Kitchen. Tinted double glazed sliding patio doors to south facing patio area. with vertical blinds. 3 wall light points. Curtain rail. TV aerial point.

Kitchen – 9' 6" x 6' 9" (2.89m x 2.06m)

1.5 bowl white ceramic sink unit with mixer tap and tiled splash back. Range of matching wall and base cupboards. Hotpoint electric cooker with extractor over. Plumbed in slimline dishwasher. Wide servery with views through to lounge and patio. UPVC double glazed window to side aspect. Fitted cushioned vinyl flooring. Telephone point.

Utility room – 8' 0" x 4' 8" (2.44m x 1.42m)

Built in cupboard housing hot water tank (Envirofoam and copper vented) with immersion heater and timer control switch. Wood effect vinyl flooring. Tall 'Beko' fridge/freezer. 'Indesit' automatic washing machine. Extractor fan and coats hanging space.

Bedroom 1 – 11' 4" x 8' 8" (3.45m x 2.64m)

Electric radiator with own thermostat/timer. Double glazed window with venetian blinds, to southerly aspect providing promenade and sea glimpses. Telephone point. TV aerial point.

Bedroom 2 – 9' 6" x 9' 6" (2.89m x 2.89m)

Electric radiator with own thermostat. Double glazed window, curtain rail and fitted venetian blinds.

Bathroom –

Half inset wash hand basin with mixer tap set i vanity shelf, cupboard below, close coupled WC and concealed cistern. Mirror fronted cabinet. Double length walk-in shower with separate handheld diverter. Wall tiling to half height. Extractor fan. Electric towel radiator and towel rack over. Tiled flooring.

Outside –

Allocated and visitor parking to front car park area. Bin store area. Mature well kept flower beds. Side access to rear of block and communal garden area laid to extensive patio area. Private maxi storage box. Steps to promenade. Own drying area. Outside security light.

Tenure –

Lease hold with FREE HOLD SHARE 1/6. 6 Flats in the block. Lease has been renewed recently therefore 191 years remaining. Maintenance and Building insurance £940 p.a. Ground rent: Nil. No forward chain! Vacant possession!



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

