



41 Ward Court, 65 Sea Front, PO11 0AL £199,950

GEOFF **FOOT**
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Internal viewing is highly recommended to appreciate the superb aspect and views this 2 double Bedroom flat has to offer. With its location in favoured West Hayling on the Sea front, there are stunning sea views from the south facing Lounge, Balcony, modern Kitchen and Bedrooms. Access is via stairs and lift. There is an electric heating system and double glazing. Downstairs has a deep lock up store cupboard and Garage with a newly fitted up and over door. The property benefits from use of a swimming Pool, communal grounds and casual parking. Ideal for First Time buyers, professional couples and retirement.

No forward chain!

- **Sea front flat with superb panoramic Sea Views over Hayling Bay to I.O.W.**
- **Two double Bedrooms. First floor flat.**
- **Favoured West Hayling. Lounge with Balcony.**
- **Fitted modern Kitchen.**
- **Internal white Bathroom suite.**
- **Lift and stairs access. Deep lock up store cupboard.**
- **Single Garage (in block) casual parking.**
- **Communal swimming pool and grounds.**
- **Access to common and beach.**
- **Leasehold with Freehold share. Well presented.**

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

The accommodation comprises:

Security intercom entry system. lift and stairs access to second floor. –

Hallway –

'Creda' night storage heater. Built in low cupboard housing electric meters and fuse box (upgraded April 2024). Built in storage cupboard with shelving. Double sliding door fronted cloaks cupboard with hanging rail and shelf. Telephone point. Built in airing cupboard housing hot water tank and shelving.

Lounge – 16' 4" x 12' 0" (4.97m x 3.65m)

Double aspect double glazed windows with venetian blinds, offering superb south and westerly Sea views over Hayling Bay to I.O.W. 'Creda' night storage heater. TV aerial point. UPVC double glazed door to Balcony: With wrought iron railings and tiled flooring. Superb direct Sea Views.

Kitchen – 10' 6" x 7' 10" (3.20m x 2.39m)

Single drainer sink unit and mixer tap set in work surface, cupboards below. Range of matching 'shaker style' wall and base cupboards and drawers, fitted to three sides. Tiled splash backs. space for fridge/freezer, automatic washing machine and under counter fridge. Tiled flooring. South facing double glazed window offering Sea Views. Inset brand new 'Zanussi' induction hob, over head extractor and built in oven below.

Bedroom 1 – 12' 0" x 11' 2" (3.65m x 3.40m)

Double glazed window to side elevation with venetian blind offering west facing Sea Views. Fitted wardrobes with side desk. 'creda' night storage heater.

Bedroom 2 – 12' 0" x 10' 2" (3.65m x 3.10m)

Double glazed window to side elevation with venetian blind looking to I.O.W. 'Creda' night storage heater.

Bathroom –

White suite comprising panelled bath with mixer tap/hand held shower and wall mounted 'Mira' electric shower, fitted screen. Part wall tiling. Close coupled WC and pedestal wash hand basin with mixer tap. Floor tiling. Two 'ladder style' towel radiators. Wall mirror.

Outside –

Garage in block (41) with newly fitted up and over door. Deep built in storage cupboard (41) Casual parking. Communal gardens and swimming pool.

Tenure –

Leasehold with freehold share. Maintenance: 1st January 2023- February 2024 £1609.35 per annum.



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.

