



18 Dilkusha Court | PO11 9HW | £225,000

GEOFF **FOOT**  
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*Internal viewing is highly recommended for this nicely presented FIRST FLOOR retirement apartment built by McCarthy Stone circa 2008, offering SUPERB SEA VIEWS across Hayling Bay to Southsea and the I.O.W. There is security entry, lift and stairs to the first floor landing. The apartment has a spacious Lounge leading through to a modern Kitchen with Sea Views and BALCONY. The Shower room is newly fitted and the double Bedroom has fitted wardrobe and a Sea View. Downstairs there is a Communal Lounge, Kitchen, Laundry Room and well kept gardens. No forward chain!*

- **First floor Retirement apartment, just back from Sea front.**
- **Well presented. Built by McCarthy Stone circa 2008.**
- **Fitted with 'Tunstall' care alert system for emergencies.**
- **South facing double Bedroom with fitted wardrobe 22' x 9'1" (max).**
- **Superb Sea Views to I.O.W. and Southsea.**
- **South facing Kitchen and Lounge with Balcony.**
- **Newly fitted modern Shower Room.**
- **Double glazing and electric heating system.**
- **Communal Lounge, Kitchen, Laundry Room and well-kept Gardens.**
- **Residents parking. No forward chain!**

**Leasehold**

**Council Tax Band: C**

The accommodation comprises:

**Lift and stairs to first floor landing and number 18. –**

**Hallway –**

Storage cupboard housing electric meter, Consumer unit and shelf. Deep built in airing cupboard housing 'Ariston' boiler and shelving. Heating/hot water control switch.

**Lounge – 23' 10" x 10' 10" (7.26m x 3.30m)**

Limestone effect fireplace surround with matching hearth and electric fire. TV aerial point and telephone point. Wall mounted door entry system. Two Dimplex electric heaters. UPVC double glazed door and window with vertical blinds and curtains to

**South facing Balcony – 6' 1" x 5' 9" (1.85m x 1.75m)**

With glass screen. Artificial grass laid flooring. Wall light. Superb Sea Views across Hayling Bay to Southsea and the I.O.W.

**Kitchen – 8' 8" max x 7' 5" irregular shape (2.64m x 2.26m)**

Double doors from Lounge. Single drainer stainless steel sink unit with mixer tap set in work surface, integrated fridge and cupboards below. Tiled splash backs. Return work surface with matching range of maple effect fronted wall and base cupboards and drawers. inset 'Aeg' induction hob, integrated fridge below and extractor hood over. Upright 'Aeg' oven with cupboards over and below. Vinyl flooring. Microwave shelf. South facing double glazed window overlooking promenade and offering superb Sea Views to I.O.W.

**Bedroom – 22' 0" max x 9' 1" narrowing to 5'4" into dressing table area (6.70m x 2.77m)**

Double glazed window with vertical blinds and curtains to front elevation offering stunning sea views. TV aerial point. Dimplex electric wall heater. Mirror fronted wardrobe with hanging rail and shelf. Telephone point.

**Shower Room –**

Newly fitted white suite comprising close coupled WC and push button flush. Half inset wash hand basin with cupboard below. Wall mirror with light strip/shaver point. Walk-in double shower cubicle with wall mounted shower. Attractive splash backs. Heated towel rail. Slip resistant flooring. Extractor fan. Dimplex fan heater.

**Tenure –**

Leasehold: 125 years lease from 2008, therefore 110 years remaining. Ground rent: £425 per annum, paid half yearly. Maintenance: £2858 per annum, paid half yearly. There is a resident's association that deals with the financial budget.

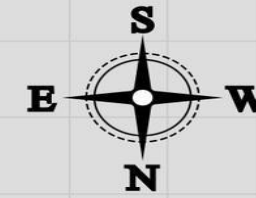
**Outside –**

Residents ONLY parking spaces. Well maintained Communal Garden areas including seating areas with Pergola over. The block is just over the road from the Sea Front and Pebble beach Kiosk café. It is just a short walk to Eastoke Corner with some shops and dining places. No forward chain!

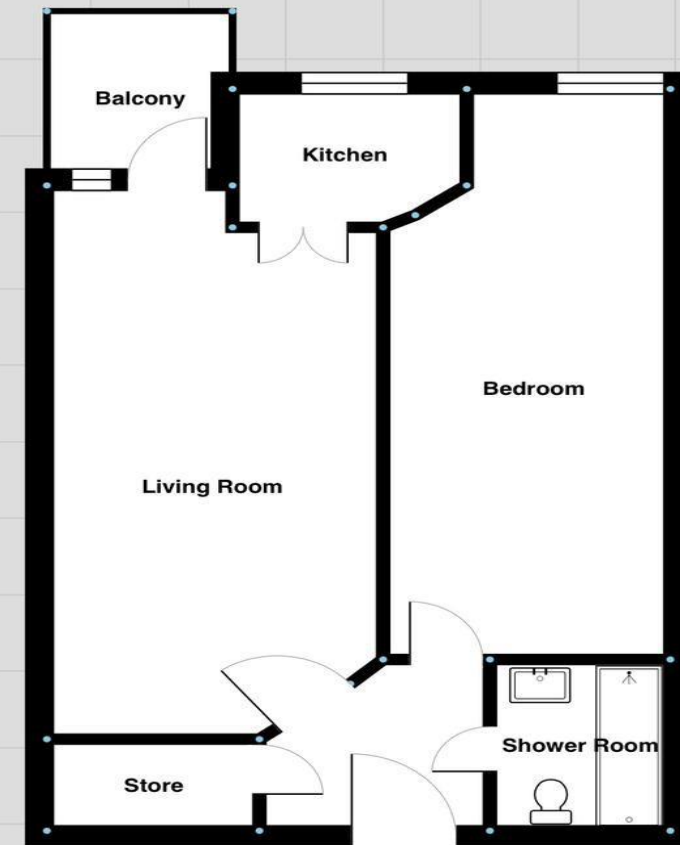


**IMPORTANT INFORMATION**

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.



18 Dilkusha Court



Total Area: 57.3 m<sup>2</sup> ... 617 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only