



**19 Annes Court | PO11 0AJ | £215,000**

GEOFF **FOOT**  
ESTATE AGENTS LTD

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Foot Estate agents are pleased to offer to the market this third floor, two double Bedroom flat which is situated along the sea front in South West Hayling Island close to Beachlands. The property is located in a popular area being close to Hayling sea front with its beaches and coastal walks, Hayling Golf club, bus routes and is not far from West Town or Mengham Shops and amenities. There is off road parking spaces. The flat offers superb Sea Views across Hayling Bay to the I.O.W. and is being offered with no forward chain. Ideal for Investors, First time buyers or as a second home.

- **Two Bedroom 3rd floor flat with SUPERB SEA VIEWS.**
- **South facing Lounge, Balcony, Kitchen and 2 double Bedrooms.**
- **White corner Bathroom suite.**
- **Double glazing.**
- **Leasehold with freehold share.**
- **Ideal for First time Buyers, Investment or as weekend home.**
- **No forward chain.**
- **Electric heating system**

Share of Freehold      Council Tax Band: B

The accommodation comprises:

**Security entry system to communal Hallway. Stair and lift access to 3rd floor. Double glazed door to –**

**Hallway –**

Wall mounted entry phone. Telephone point. Electric radiator.

**Study – 6' 9" x 6' 4" (2.06m x 1.93m)**

With desk and shelf. Mirror fronted double sliding door wardrobe with hanging rail and shelving. Borrowed light window from bedroom 2.

**Lounge – 16' 3" x 11' 10" (4.95m x 3.60m)**

Electric radiator. Wall mirror. Double glazed window to side elevation and double glazed sliding patio doors to Balcony which is enclosed by railings. Superb Sea Views across Hayling Bay to I.O.W. and Southsea. Open plan to

**Kitchen – 9' 6" x 8' 2" (2.89m x 2.49m)**

Marble effect work surface fitted to three sides, cupboards and drawer below. Single drainer stainless steel sink unit and mixer tap. 'Delonghi' stainless steel fitted cooker with halogen hob. Space for under counter fridge. Shelving with storage cupboard below. Tall storage cupboard with shelving and power points. West facing double glazed window with views across promenade and Hayling bay.

**Bedroom 1 – 14' 2" x 8' 0" (4.31m x 2.44m)**

Wall mirror. South facing double glazed window with roller blind offering superb Sea Views to the I.O.W.

**Bedroom 2 – 12' 10" x 9' 10" (3.91m x 2.99m)**

Double aspect double glazed window to side and Sea views. Electric radiator.

**Bathroom –**

White suite comprising corner bath with wall mounted electric shower over, rail and curtain. Tiled splash backs. Close coupled WC and pedestal wash hand basin. Obscure double glazed window to side with roller blind. Two recess with shelf and mirrors. Vinyl flooring.

**Outside –**

Deep storage cupboard. Ideal for bikes or water sports equipment. Resident parking spaces Communal areas.

**Tenure –**

Leasehold with freehold share. Service charge £TBC

299 years from 1970. 245 years remaining.



**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.

