



29a Elm Grove | PO11 9EA | £120,000



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Geoff Foots are delighted to offer this one bedroom, first floor flat, situated in popular central Hayling. The property has recently been modernised and is offered in a well presented condition. The property is ideally situated to Mengham's local shops/amenities, bus routes, doctors surgery, schools and is only a short distance to Hayling Sea Front with its pleasant walks and views across to the Isle of Wight. The lease has recently extended to 999 years with generously low lease of just £100pa. The roof of the building has also just been renewed and is offered with a 10 year guarantee. The property is offered with no forward chain making it ideal for first time buyers or investors.

➤ **FIRST FLOOR ONE BEDROOM FLAT**

➤ **SHOWER ROOM**

➤ **LOCATED IN MENGHAM VILLAGE**

➤ **ELECTRIC/NIGHT STORAGE HEATERS**

➤ **LOUNGE TO FRONT ASPECT**

➤ **NO FORWARD CHAIN**

➤ **KITCHEN AREA**

➤ **CONVENIENT TO LOCAL SHOPS AMENITIES**

➤ **BEDROOM**

Leasehold | 998 Years Remaining (approx.) | Council Tax Band: A

The accommodation comprises:

Entrance –

Communal entrance to stairs leading to first floor. Door into:

Open plan kitchen/lounge – 24' 2" x 12' 7" (7.36m x 3.83m)

Spacious open plan kitchen lounge. Kitchen area fitted to three sides with one side forming divider to lounge area. Range of matching wall and base units. Space for washing machine, separate fridge and freezer, and electric oven/grill/hob. Skylight. Door to bedroom 1. The lounge area looks over the front aspect with two double glazed UPVC windows. Night Storage heater. Lounge Area: 14'5" x 12'7" Kitchen Area: 9'7" x 8'8"

Bedroom 1 – 10' 8" x 8' 8" (3.25m x 2.64m)

Night Storage Heater. Sky light. Sliding Door to Shower room.

Shower Room –

Shower enclosure with wall mounted 'Triton T80' electric shower, wall tiling. Pedestal wash hand basin, close coupled WC. 'Ariston' water heater.

Tenure –

The property is leasehold. Lease: Recently renewed to 999 Years Maintenance: £100pa Buildings Insurance paid by freeholder.



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.