



Flat 10, 129 Southwood Road | PO11 9NQ

£165,000

GEOFF
 **FOOT**
ESTATE AGENTS LTD

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Geoff Foot Estate Agents are delighted to offer to the sales market this 2nd floor, two bedroom, apartment located in South/East Hayling. The property offers two double bedrooms, fitted kitchen, modern bathroom and a spacious west facing lounge which leads out onto a balcony offering sea views. Situated just off Creek Road the property is conveniently placed to local shops/amenities, bus routes and Hayling Sea Front which boasts beach access and pleasant coastal walks with views across to the Isle of Wight. The property is being offered with no forward chain, but is currently part way through a 6 month tenancy (£975pcm), making this property ideal for investors, first time buyers or those looking to buy a second home near the sea. Outside there is one allocated off road parking space. Internal Viewing highly recommended to appreciate the condition and location of the property.

- 2 DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- WEST FACING LOUNGE & BALCONY OFFERING SEA VIEWS
- FITTED KITCHEN
- MODERN BATHROOM
- ELECTRIC BOILER - PROVIDING CENTRAL HEATING VIA RADIATORS
- DOUBLE GLAZED THROUGHOUT
- ONE ALLOCATED OFF ROAD PARKING SPACE
- NO FORWARD CHAIN
- TENANT IN SITU - IDEAL FOR INVESTORS

Leasehold | EPC: C | Council Tax Band: B

The accommodation comprises:

Entrance –

Communal security door entrance with intercom to apartment. Communal stairwell rising to second floor.

Hallway –

Doors to all rooms. Built in storage cupboard housing electric boiler. Access to loft space via ladder.

Lounge – 19' 1" x 10' 0" (5.81m x 3.05m)

Spacious west facing lounge offering angled sea views. Wall mounted electric fire. Radiator. UPVC double glazed doors leading out onto balcony offering further sea views.

Kitchen – 9' 8" x 5' 11" (2.94m x 1.80m)

Fitted to three sides with range of cream fronted wall and base units providing adequate kitchen storage. Space for fridge/freezer. Space and plumbing for washing machine and slimline dishwasher. Electric oven and hob. UPVC double glazed window.

Bedroom 1 – 14' 0" x 9' 8" (4.26m x 2.94m)

West facing UPVC double glazed window. Radiator.

Bedroom 2 – 11' 3" x 9' 7" (3.43m x 2.92m)

UPVC double glazed window. Built in wardrobe cupboard. Radiator.

Bathroom –

Modern bathroom comprising panelled bath with mains shower over. Close coupled WC. Bathroom unit with freestanding basin over.

Outside –

Bin store (accessed via code). One allocated off road parking space.

Tenure –

Lease Remaining: 115 years (approx)

Ground Rent: £100pa

Maintenance Charge: £140 pcm

Block Management: Resident Self-Managed via a company.

N.B The residents are currently in discussions to purchase the freehold of the block to each retain a freehold share.



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.