



131A Southwood Road | PO11 9PY | £175,000

GEOFF



FOOT

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Geoff Foot Estate Agents are pleased to offer this two bedroom, first floor, apartment situated just back from Hayling Sea Front. The property is located in South-East Hayling and is convenient to local shops/amenities, bus routes and Hayling Sea Front with its water sport opportunities, coastal walks and pleasant views over to the Isle of Wight. The property consists of two bedrooms, spacious south facing lounge, bathroom and fitted kitchen. To the rear of the block there is a garage (set in block of two) offering off road parking. There are partial sea views from the kitchen, lounge and bedroom two. The property is being offered with no forward chain and would be an ideal investment for first time buyers and investors.

➤ **TWO BEDROOMS**

➤ **1st FLOOR FLAT**

➤ **SEA GLIMPSES**

➤ **TWO BEDROOMS**

➤ **KITCHEN**

➤ **LOUNGE**

➤ **BATHROOM**

➤ **NO FORWARD CHAIN**

➤ **GARAGE**

➤ **DOUBLE GLAZING**

Share of Freehold | Council Tax Band: A

The accommodation comprises:

External communal stairs rising to first floor.

Hallway –

'Dimplex' night storage heater. Light. Doors to Bedroom 1, lounge, and bathroom. Archway to:

Kitchen – 9' 9" x 6' 11" (2.97m x 2.11m)

Kitchen fitted to two sides with gloss white front wall and base units. Stainless steel single drainer sink unit, tiled splashbacks. 'Whirlpool' electric oven/grill with 4 ring halogen hob over, extractor fan above. Space for under counter fridge. Tiled flooring. West Facing UPVC double glazed window to side aspect offering sea glimpses across to the Isle of Wight.

Bedroom 1 – 12' 0" (to wardrobes) x 8' 10" (3.65m x 2.69m)

'Dimplex' night storage heater. Triple built in wardrobe unit with mirror fronted sliding doors. UPVC double glazed window.

Bathroom –

'Mushroom' suite comprising panelled bath with 'Creda Jet Spa' wall mounted electric shower. Pedestal wash hand basin set over double cupboard. Low level WC. Mainly tiled walls. Tiled floor. Sky light. Louvre door fronted cupboard.

South Facing Lounge – 15' 4" x 10' 3" (4.67m x 3.12m)

UPVC double glazed window to south aspect offering partial sea views. Laminate flooring. 'Dimplex' night storage heater. Space for small table and chairs. Door to:

Bedroom 2 – 9' 5" x 6' 10" (2.87m x 2.08m)

UPVC double glazed window to south aspect offering partial sea views. Laminate flooring.

Outside –

Garage in block at rear of building providing parking space.



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.

