



The Roundhouse Northney Marina

Hayling Island, Havant, PO11 0FR

Guide price £425,000



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Welcome to The Roundhouse...

This luxurious ground floor apartment with a wrap-around deck, features three bedrooms, two bathrooms and is presented in excellent condition, being only just two and a half years old. Located in The Round House, a landmark building in Northney Marina on Hayling Island, the property boasts a rich history, having originally served as a theatre before being converted into office space. Recently, the building has been meticulously transformed into modern, contemporary apartments, each designed with an exceptional interior specification.

With both gorgeous bi-folding and French doors from the open plan living area on to the deck, this property is lovely and light and a wonderful space in the summer for entertaining. This area is finished with oak flooring. The kitchen is fitted with a range of integrated appliances and high-gloss wall and base units with breakfast bar with seating area. The Master Bedroom has the nice addition of an en-suite shower room, which is largely tiled and usually but wonderfully... potential for a walk-in wardrobe/dressing area in the built in cupboard! All the bedrooms have a window to the respective elevation, are smooth plastered and finished with radiators and carpet.

There are two allocated parking spaces for this property and additional visitors parking available. There are storage sheds available to rent via the building management company. This development is gated of an evening, providing exclusivity and security.

Tenure Information.

The original lease for the property was at a term of 199 years from 2021.. so over 195 years left to run! The ground rent we have been advised is £120 per annum. The service charge is estimated by the current vendor at £1,400pcm per 6 months...

Location & The Marina

Northney Marina, located on Hayling Island, Hampshire, is a serene and well-equipped marina offering excellent facilities for boating enthusiasts. Situated on the northern shore, it provides stunning views over Chichester Harbour. The marina features 228 berths, modern amenities, and comprehensive marine services, including boat repairs and chandlery. Its idyllic setting makes it a popular spot for sailing, with easy access to the Solent and beyond. The nearby countryside and coastal paths offer opportunities for scenic walks and wildlife watching.

Hayling Island, located off the south coast of England in Hampshire, is a picturesque and popular destination known for its charming coastal beauty and vibrant community. Spanning approximately 12 square miles, the island offers a mix of stunning natural landscapes, from sandy beaches to lush nature reserves. It is famous for its water sports, particularly windsurfing, which originated here in the 1950s. The island's seafront is lined with attractions, including amusement parks, golf courses, and quaint cafes, making it a favorite for family outings and leisure activities.



Road Map



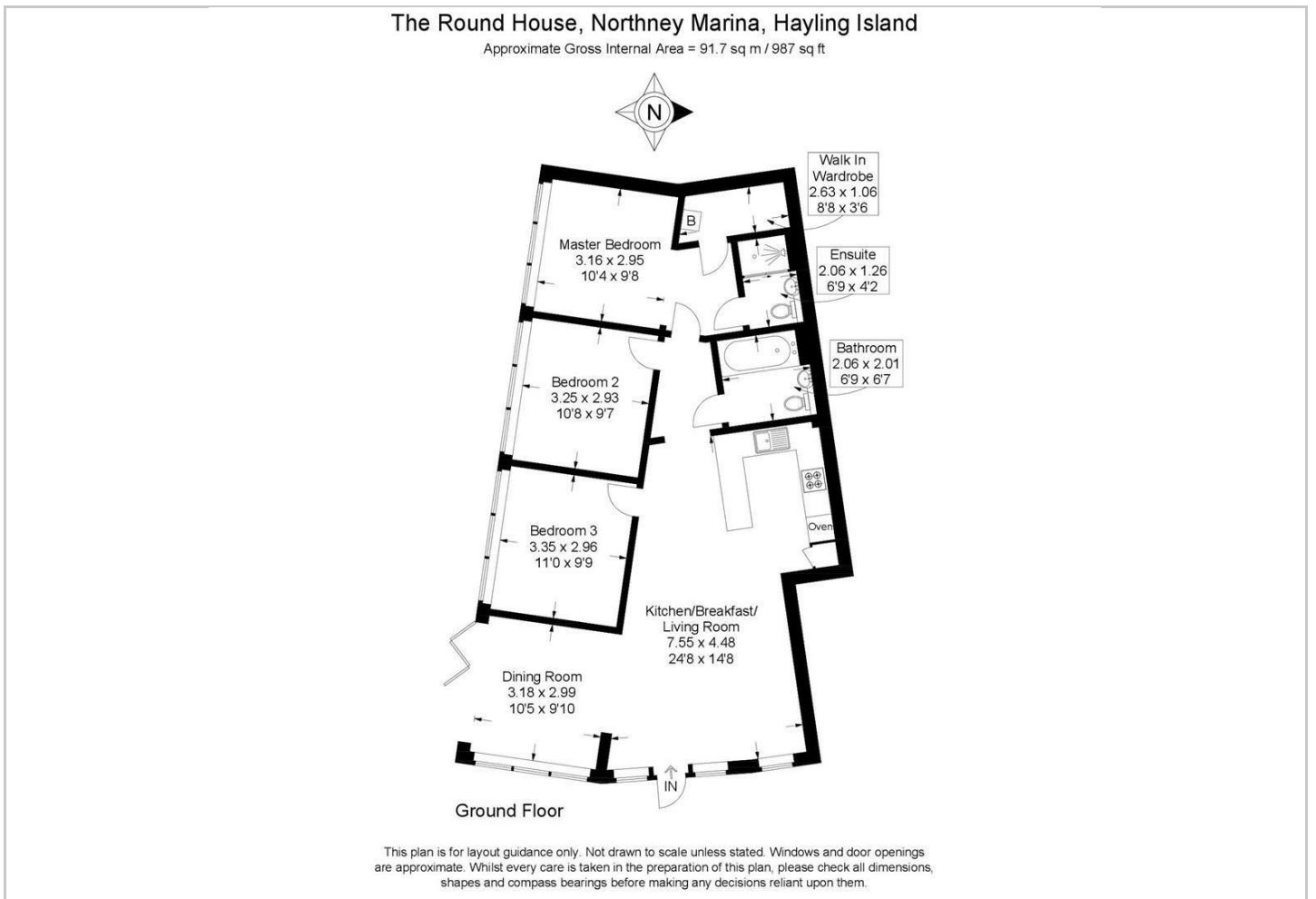
Hybrid Map



Terrain Map



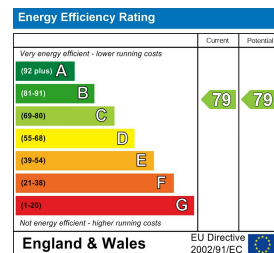
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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