



18 Dilkusha Court, 124 Sea Front Hayling island PO11 8HW

Guide Price £215,000 Leasehold



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Hayling Island

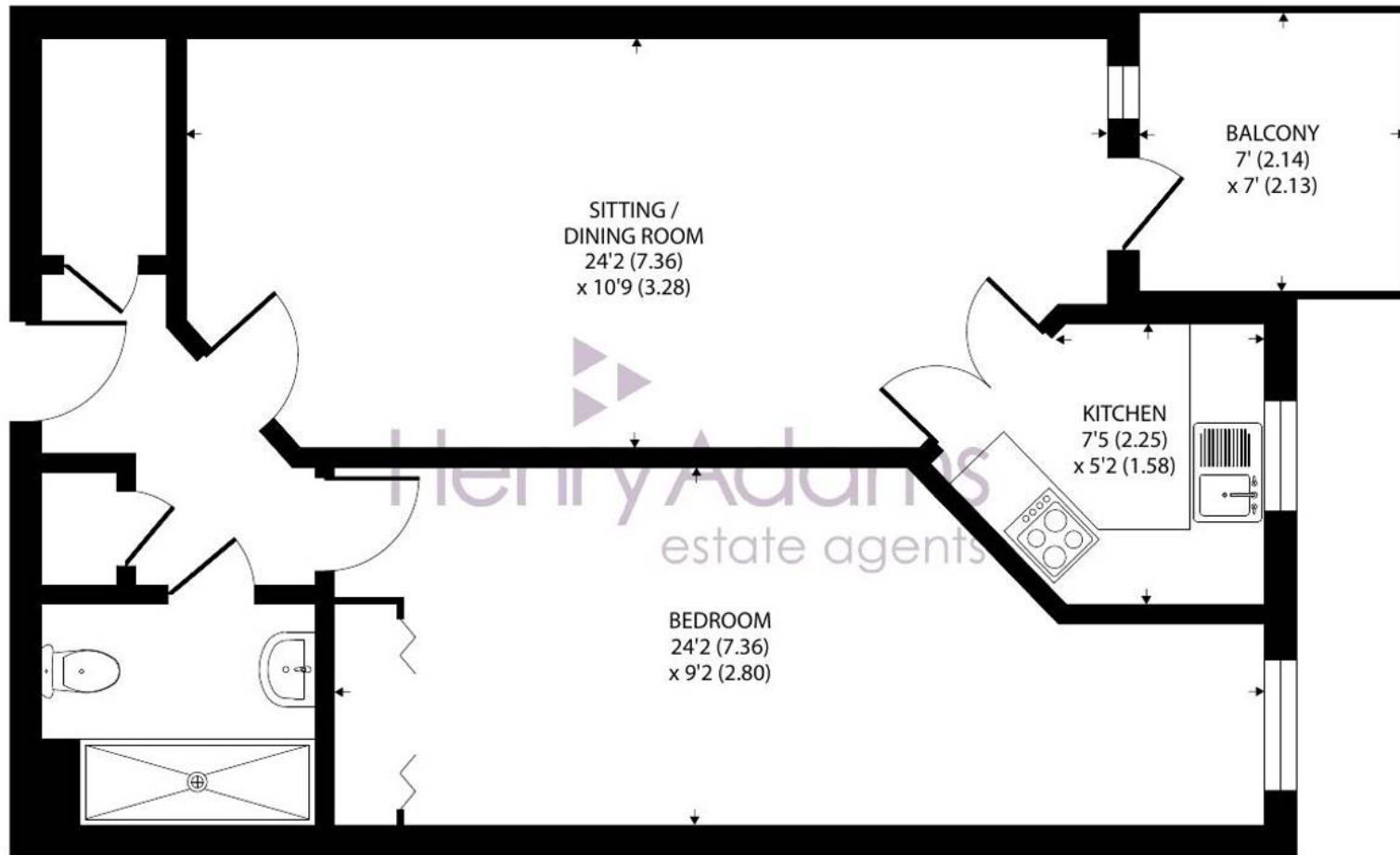
- No Onward-Chain
- Age Restricted
- One-Bedroom Apartment
- Communal Areas & Laundry Room
- Guest Suite
- Residents Parking

Built by McCarthy & Stone circa 2008, this beautifully presented retirement apartment occupies a truly enviable position with sweeping views across Hayling Bay towards Southsea and the Isle of Wight. Thoughtfully designed for independent living within a supportive community and residents parking. The development itself provides a welcoming and sociable environment, complete with a secure entry system, lift and stair access to all floors, and a spacious residents' lounge. The beautifully maintained communal gardens offer tranquil outdoor spaces, while the well-equipped laundry room and guest suite ensure both practicality and comfort for residents and their visitors. A dedicated House Manager adds reassurance and support.

Inside, a bright and inviting hallway leads to all principal rooms and includes a generous storage cupboard. The spacious double bedroom features a fitted wardrobe and enjoys serene sea views. The modern shower room, recently refitted to a high specification, combines style and functionality. The lounge/dining room opens onto a private balcony. Adjoining the lounge, the well-appointed kitchen offers ample storage, modern cabinetry, and space for essential white goods.







FIRST FLOOR

Sea Front, Hayling Island

Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1373320

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Hayling Island

Conveniently located close to local shops, the seafront, and excellent transport links, this delightful home offers a rare opportunity to enjoy an elegant, low-maintenance lifestyle on the coast, with every comfort close at hand. This an over 60+ property or average 55+ if one partner is older than the other.

The property is located in a sought after seafront setting with a vast array of coastal walks and outdoor pursuits. Situated at the southern end of Hayling Island, it is close to a nature reserve and the popular Hayling Island Sailing Club and Marina. Hayling Island is located to the south of Havant and is renowned for its beaches and wildlife. There is schooling for all age groups, together with a thriving shopping area. There are excellent transport links nearby, with a bridge on the north of the island providing easy access to the A27 and A3(M) at Havant. Havant also offers mainline railway services between Portsmouth and London Waterloo, with the fastest trains to the capital taking just 77 minutes.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.