



Flat 7, Chestnut Tree, Mark Anthony Court  
Hayling Island, PO11 0AE

**Asking Price £200,000**

**co** **groves**

Sales, Rentals and Block Management



## Flat 7, Chestnut Tree, Mark Anthony Court, Hayling Island, PO11 0AE

2 DOUBLE BEDROOM GROUND FLOOR APARTMENT OVERLOOKING COMMUNAL GARDENS WITH BALCONY & CAR PORT FOR PARKING. We are pleased to offer for sale this attractive ground floor apartment which is being offered with share of freehold and is conveniently located close to beach front, local shops, parks and direct bus links to neighbouring towns and cities. The accommodation comprises 2 double bedrooms, good size lounge opening onto balcony/terrace, nicely presented fitted kitchen with appliance, shower room and good storage space. Other benefits include double glazing, electric heater, bike shed, visitor parking, communal gardens, external swimming pool and laundry room.

### Entrance Hall

Double glazed front door, laminate flooring, coved and textured ceiling, electric heater, cupboard with shelving and space for tumble dryer, additional storage cupboard for coats, shoes, Hoover etc.

### Lounge

15'5 x 11'10 (4.70m x 3.61m)  
Double glazed door and double glazed window leading to balcony/terrace looking across communal gardens. Electric heater, coved and textured ceiling.

### Balcony/Terrace

Outside area with space for small table and chairs looking over the communal gardens, gate allowing access to gardens.

### Kitchen

13'5 x 8'6 (4.09m x 2.59m)  
Double aspect room with double glazed windows with views across communal gardens. One and a half bowl sink unit with range of wall and base cupboards, drawers. The fitted/integrated appliances include an electric oven, hob, extractor, microwave, dishwasher and washing machine. Laminate flooring, textured ceiling, space for table and chairs.

### Bedroom 1

11'10 x 10'10 (3.61m x 3.30m)  
Double glazed window, electric heater, range of fitted wardrobes with hanging rails, shelving and general storage. Coved and textured ceiling.

### Bedroom 2

10'10 x 9'10 (3.30m x 3.00m)  
Double glazed window, electric heater, fitted wardrobes, coved and textured ceiling.

### Shower Room

Double walk in shower, WC, wash hand basin with cupboards below, double glazed window, coved and textured ceiling, tiled flooring, heated towel rail.

### Car Port

Car port for parking. (Number 51)

### Visitor Parking

Plenty of on site visitor parking.

### Bike Store

Bike store/storage shed. (Number 51)

### Communal Facilities

The development offers communal gardens, external swimming pool, laundry room and parking.

### Addition Information

Length of Lease - 299 years from 25/12/1971 - (245 years remaining approximately)  
Service Charge - £1710.41pa - Includes buildings insurance  
Ground Rent - N/A  
Tenure: Share of freehold

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

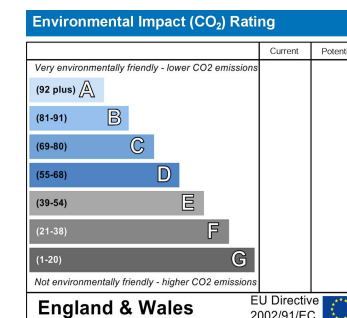
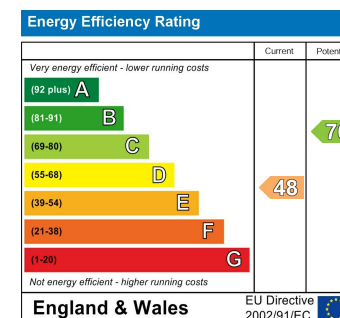
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





**Ground Floor**  
**Approximate Floor Area**  
**704 sq. ft**  
**(65.43 sq. m)**



**cosgroves**

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49-51 Osborne Road  
 Southsea  
 Hampshire  
 PO5 3LS

Chestnut Tree, Mark Anthony Court, Beach Road, Hayling Island, PO11 0AE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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