



**5 Park View Apartments, Station Road
Hayling Island, Hampshire PO11 0FZ**

Asking Price £350,000

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Sales, Rentals and Block Management

5 Park View Apartments, Station Road, Hayling Island, Hampshire PO11 0FZ

2 BEDROOM PURPOSE BUILT APARTMENT WITH BALCONY, ALLOCATED PARKING, SHARE OF FREEHOLD & DELIGHTFUL VIEWS OVER HAYLING PARK. We are pleased to offer for sale this 2 bedroom first floor apartment with lift situated within this attractive purpose built block which was built within the last year. The accommodation comprises 2 double bedrooms, large open plan lounge/kitchen/dining room with range of appliances, shower room and en-suite shower room. The property is fitted with double glazing, gas central heating, good storage/wardrobe space and communal bike storage. Conveniently located close to beach front, local shops, parks and direct bus links to neighbouring towns and cities.

Communal Entrance

Security intercom system providing access to the communal entrance, stairs and lift to first floor.

Flat Front Door To:

Entrance Hall

Spotlights, vinyl flooring, radiator, walk in cupboard housing electric meter, consumer unit and space for tumble dryer.

Lounge/Kitchen/Dining Room

24' x 16'4 (7.32m x 4.98m)

Double glazed windows offering great natural daylight and delightful views over Hayling Park. Vinyl flooring, radiator, spotlights. Single drainer sink unit with range of wall and base cupboards, drawers and work surfaces over. The built in/integrated appliances include a double oven, hob, extractor, dishwasher and washing machine.

Bedroom 1

12'6 x 10'3 (3.81m x 3.12m)

Double glazed windows and doors leading to balcony with delightful views over Hayling Park. Large fitted wardrobes with hanging rails, general storage and housing the gas boiler. Door to:

Balcony

Good size balcony with space for table and chairs and offering views over Hayling Park.

En-Suite Shower Room

Fitted suite comprising shower cubicle,

WC, wash hand basin with cupboard below, tiled floor, part tiled walls, heated towel rail, extractor, spotlights.

Bedroom 2

15'9 x 11' (4.80m x 3.35m)

Double glazed window, radiator, spotlights.

Shower Room

Suite comprising walk in double shower, WC, wash hand basin with cupboards below, tiled flooring, part tiled walls, extractor, spotlights, heated towel rail.

Allocated Parking

Allocated parking space. (Number 5)

Visitor Parking

Several visitor parking bays.

Communal Bike Store

Additional Information

Tenure - Share of freehold

Length of Lease - 999 Year lease

Service Charge - £871.56pa - Includes buildings insurance

Ground Rent - N/A

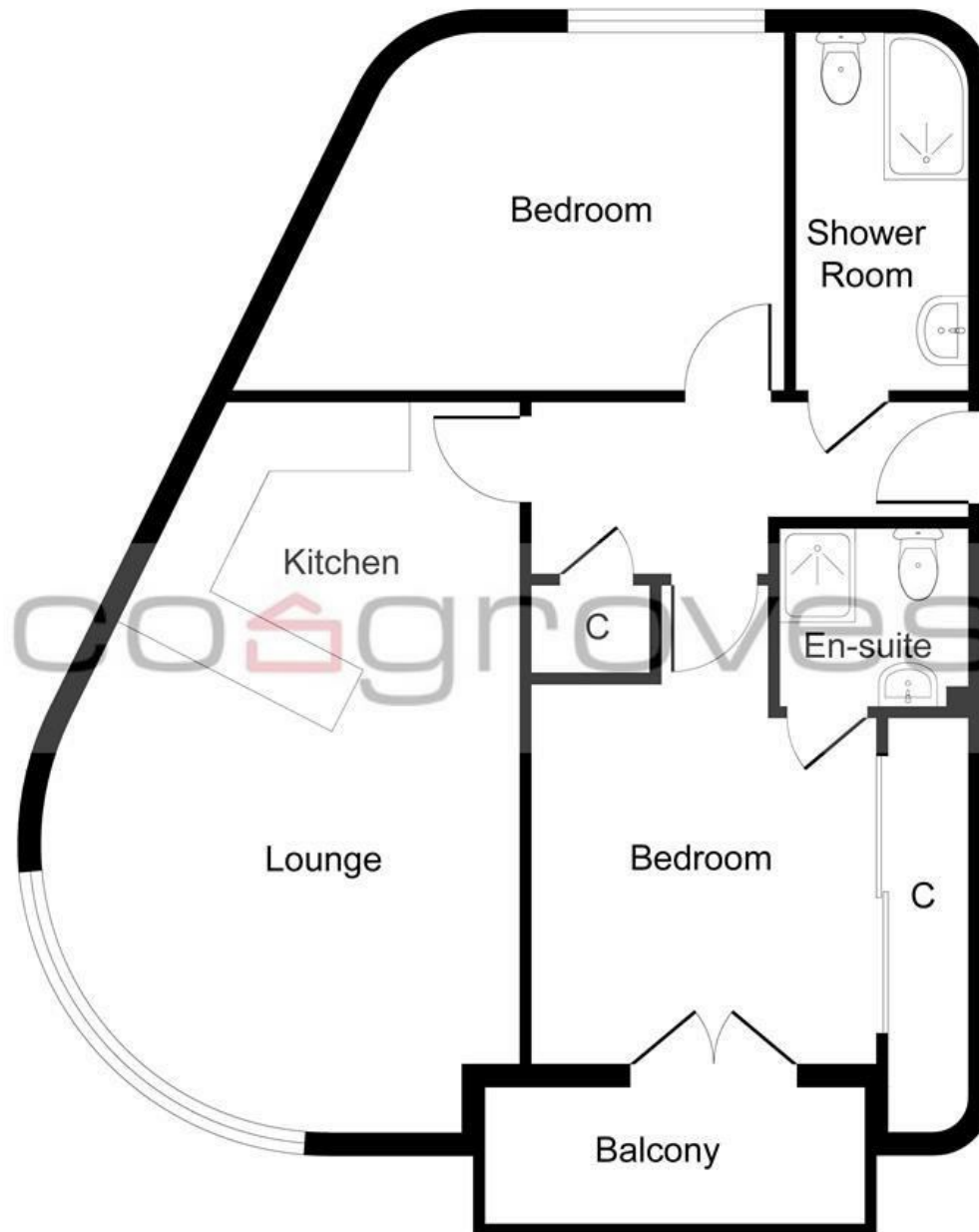
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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