



79 Hollow Lane, Hayling Island, Hampshire, PO11 9EY

TOWN & COUNTRY
SOUTHERN

- £153,000 Leasehold
- 10 Year Building Guarantee
- Spacious Ground Floor Flat
- Recently Refurbished
- Electric Heating System To Radiators
- Allocated Parking Space
- No Forward Chain

Town & Country Southern have pleasure in offering for sale this recently converted and fully refurbished, one bedroom ground floor flat with private entrance, allocated parking space and a new 10 year building guarantee.

The accommodation offers 390 sq ft of accommodation and comprises: private front door leading to a 15' open plan kitchen / living room; double bedroom and shower room. To the front of the apartment is a fenced courtyard leading to the parking apron at the front with one allocated space. Viewing of this impressive flat is strongly recommended in order to appreciate both the accommodation and location on offer.

Hayling Island has all the daily necessities such as supermarkets, general stores, doctors, dentists and a number of schools from pre-school through to senior level. Being located close to the seafront there surfing and sailing clubs, marinas, a links golf course and a tennis club. The popular coastal footpath around the island offers seascapes and wildlife to enjoy along the way. Havant Railway Station is approximately 5 miles away with services to London Waterloo.



ENTRANCE:

To the front of the property is a tarmac parking area with one allocated space, pedestrian gateway leads to front courtyard, composite main front door with chrome furniture leading to:

OPEN PLAN LOUNGE / KITCHEN: 15'9" x 12'8"

Double glazed window to front aspect, newly fitted white gloss wall and floor units with chrome handles, sink unit with single drainer and mixer tap, ceramic tiled splashback, space and plumbing for washing machine, integrated fridge and freezer with matching doors, ceramic hob with electric oven under and stainless steel extractor hood, fan and light over, wood effect luxury vinyl tiled flooring, ceiling coving and inset LED spotlights, radiator, archway to:

LOBBY:

Wall mounted electric E Boiler by Strom Electric supplying heating and hot water (not tested—fitted in 2024), matching flooring, shoe cupboard storage units, doors to:

BEDROOM: 10'10 x 9'11

Double glazed window to side aspect, ceiling coving and inset LED spotlights, radiator, matching wood effect luxury vinyl tiled flooring.

SHOWER ROOM:

Large shower cubicle with mains powered shower and glass screen, large ceramic tiled surrounds, close coupled w.c., chrome heated towel rail, vanity unit with contemporary style wash hand basin with mixer tap and cupboards under, illuminated mirror over, extractor fan, inset LED spotlights, matching wood effect luxury vinyl tiled flooring.

LEASEHOLD:

New 125 Year Lease

MAINTENANCE:

£600.00 PA

AGENTS NOTES:

Council Tax Band TBA – Havant Borough Council

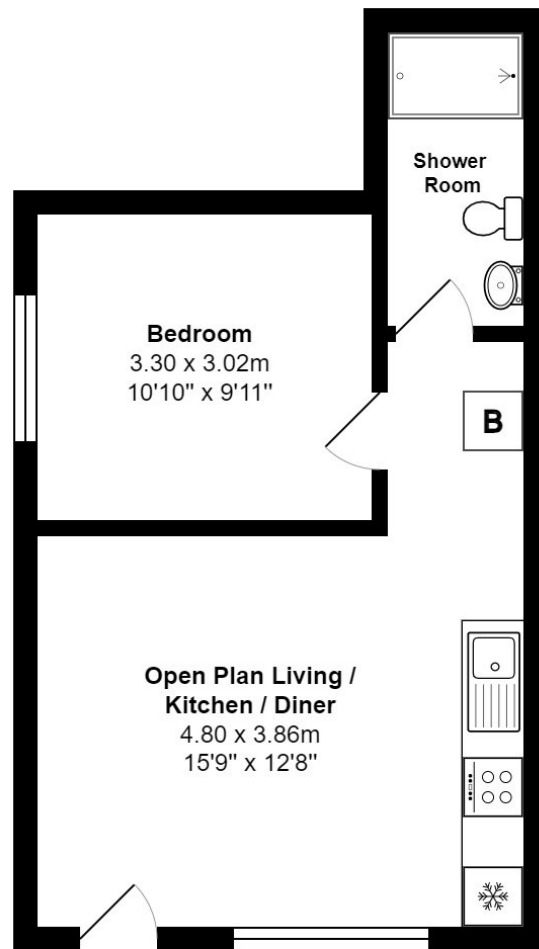
Broadband – Refer to [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))

TO FIND THE PROPERTY:

Travelling along the main Havant Road onto Hayling Island in a southerly direction, take the first exit at the roundabout onto Church Road, continue through to Mengham Village and turn right into Hollow Lane where the flat can be found just past the United Reform Church on the right hand side.





Total Area: 36.2 m² ... 390 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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