

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



65 Sea Front

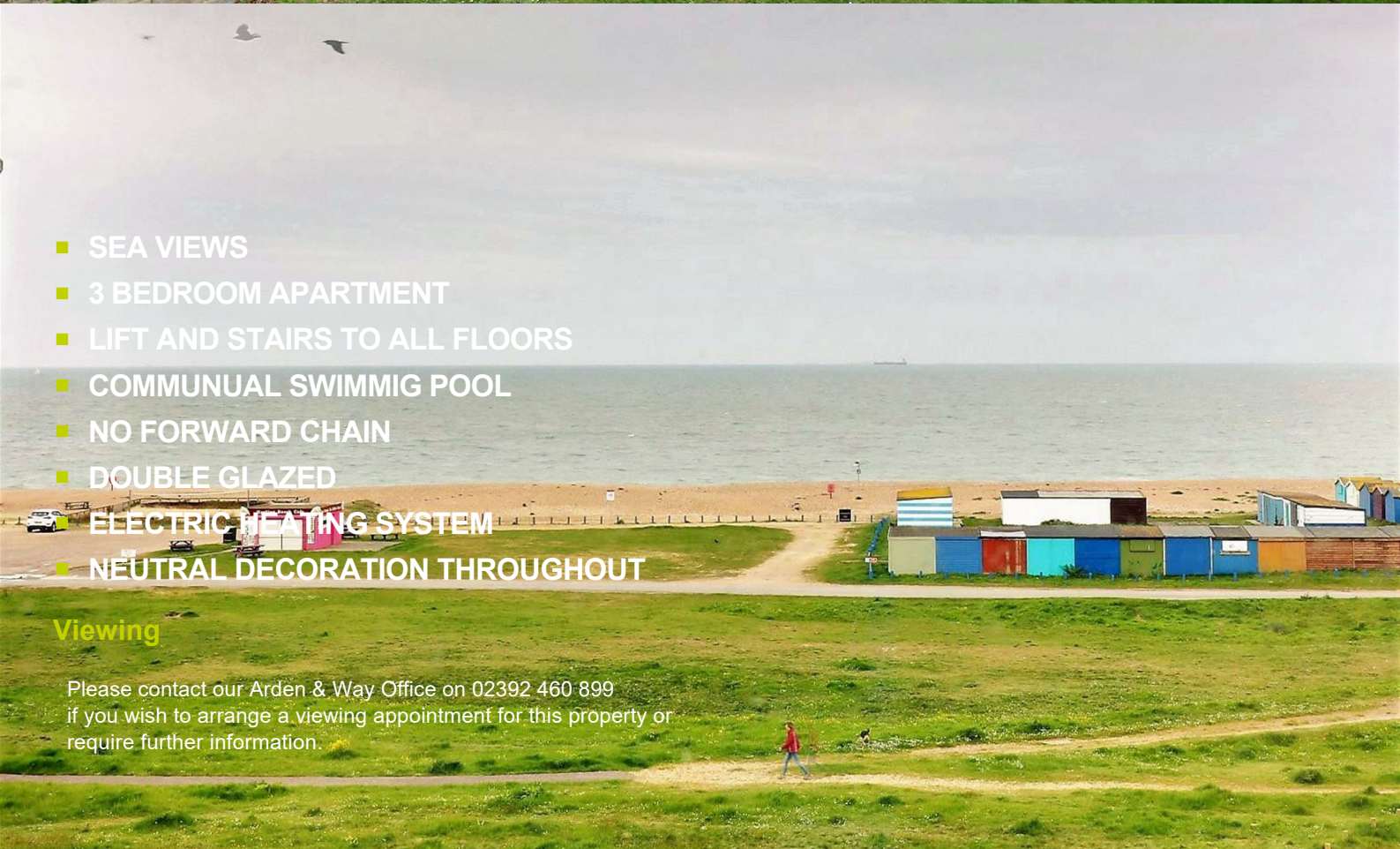
Hayling Island PO11 0AL

Offers over £145,000

- SEA VIEWS
- 3 BEDROOM APARTMENT
- LIFT AND STAIRS TO ALL FLOORS
- COMMUNAL SWIMMING POOL
- NO FORWARD CHAIN
- DOUBLE GLAZED
- ELECTRIC HEATING SYSTEM
- NEUTRAL DECORATION THROUGHOUT

Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



Hallway

Accessed by the communal stairs or lift the apartment is located on the third floor.

Bedroom 1

Generously sized double bedroom with plenty of room for double bed, large wardrobes and chest of draws.

Bedroom 2

Double bedroom with ample space for a double bed.

Bedroom 3

Single bedroom or ideal office space.

Bathroom

Neutrally finished large family bathroom with P shaped bath with overhead shower.

Lounge

Spacious lounge with room to accommodate lounge furnishings and dining table. Sea views from the south facing window.

Balcony

Accessed from the lounge, an adequate sized balcony with beautiful views over the communal swimming pool and sea front.

Kitchen

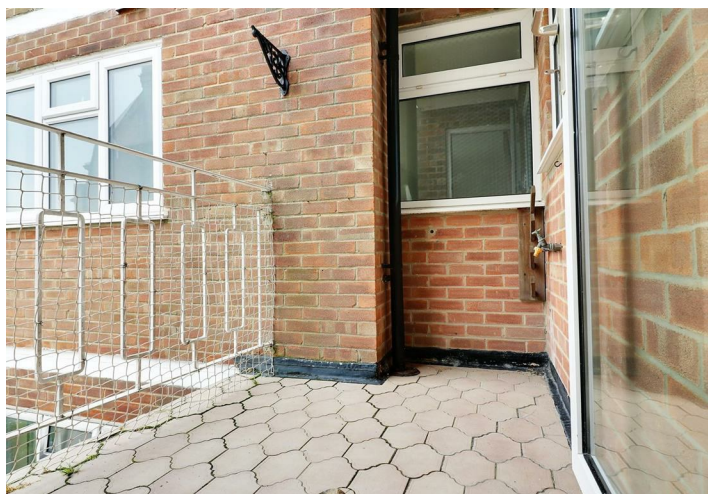
Fitted kitchen complete with breakfast bar.

Arden & Way are pleased to present to the sales market this three bedroom sea front apartment. Situated in the ever popular 'Ward Court' boasting sea views over the communal swimming pool, the property benefits from 3 bedrooms, two of which are doubles, a generously sized family bathroom, kitchen and lounge leading onto the balcony.

This property is offered with a tenant in situ and no forward chain. Perfect for an investor looking to expand their portfolio. Perfectly positioned for access to West Town, Mengham Village and the sea front, this property is in an ideal location to enjoy everything Hayling Island has to offer including the Golf courses and sailing clubs.

Viewing is by appointment only please through Arden & Way.

** The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & 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 that they are necessarily in working order or fit for the purpose. All services/appliances have not and will not be tested. **



Hayling Island has always been a particularly popular location for water enthusiasts; indeed the sport of windsurfing is believed to have originated here some 50 years ago. There are about 3 miles of seafront beaches, 3 of which have been awarded the Blue Flag for water and coastal quality, safety and facilities. Nearby are tennis courts and, to the west, the 'true links' Hayling Island Golf club. The 4 mile long 'Hayling Billy' coastal path has two tracks, offering different surfaces for horse riders on one side and pedestrians and cyclists on the other. The path runs along the western coast of most of the island and offers some stunning views of Langstone Harbour.

There is an excellent range of local shopping on the island with more comprehensive facilities available in Havant and further afield, in Portsmouth and Chichester. The nearby popular village of Emsworth has an interesting variety of shops and an excellent and wide choice of restaurants.

There are good schools for all age groups in the area, churches of various denominations and many social and recreational facilities.

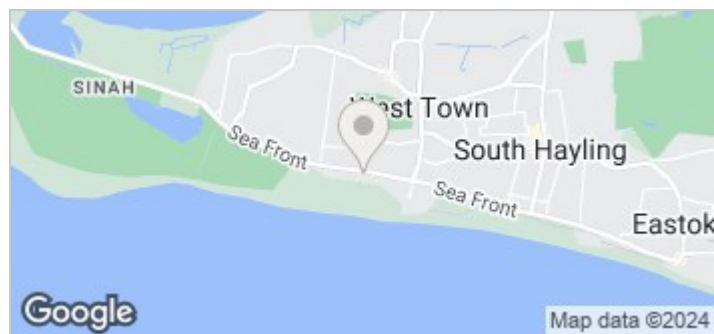
If you enjoy boating activities you can also arrange to have a deep water mooring via the Chichester Harbour Conservancy, subject to availability.



Floor Plan



Area Map



Energy Efficiency Graph

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.