

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



7, Sheerwater Court Southwood Road, Hayling Island, PO11 9RJ
£325,000

Arden & Way are pleased to introduce this charming two-bedroom first floor seafront apartment to the sales market. Located in the well-regarded and well-kept block of 'Sheerwater Court,' this property boasts stunning, uninterrupted views of the Solent and the Isle of Wight. Plus, with a share in the freehold interest and there is NO ONWARD CHAIN!

Inside, the apartment features a beautifully presented kitchen/breakfast room with modern shaker-style cabinets. The generously sized lounge, complete with an electric fireplace, serves as a welcoming central point. Both double bedrooms are spacious and each offers lovely sea views. The balcony can be accessed from both the lounge and the master bedroom. The property is finished with a neutral shower room, complete with a vanity unit and corner shower.

Stepping outside, you'll find a large open communal green, which leads directly to the beach and promenade. This apartment is perfect for those seeking a manageable seafront home, and it's a fantastic choice for boating enthusiasts, with Hayling Island Sailing Club and Marina just a short drive away.

For added convenience, the building features electric security entrance gates, a security intercom system, and both lift and stairs to all floors. The apartment also includes a designated garage, allocated parking space, along with visitor parking.

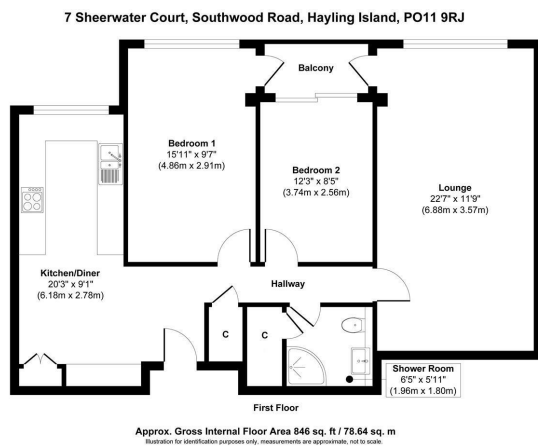
For more information or to arrange a viewing please contact Arden & Way!

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899 Email: info@ardenway.co.uk www.ardenway.co.uk

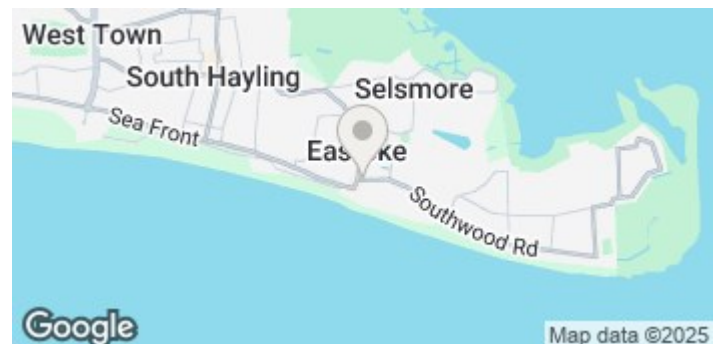
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

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