

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### Flat 5 Regatta Court, 182 Southwood Road, Hayling Island, Hampshire, PO11 9QL

**£249,500**

Seaside Living at Its Finest – Stunning Two-Bedroom Coastal Apartment with Panoramic Views

Arden & Way are thrilled to bring to market this beautifully presented first-floor two-bedroom apartment, boasting breathtaking, uninterrupted sea views across the sparkling waters of the Solent, Hayling Island's golden beaches, and all the way to the Isle of Wight.

Perfectly positioned in one of the island's most desirable seafront locations, this property offers the ultimate in coastal living. Step outside your door to enjoy scenic walks along the nearby Nature Reserve, or indulge in the boating lifestyle at the renowned Hayling Island Sailing Club. Despite the serene seaside setting, you're only a 20-minute drive from Havant Town Centre, offering direct train links to London – ideal for commuters or weekend getaways.

Inside, the apartment impresses from the moment you enter. The welcoming entrance hall includes a handy storage cupboard, leading to a bright, well-equipped neutral kitchen and a spacious lounge/dining area boasting French doors that open onto your own private balcony, where you can soak up the spectacular sea views.

The flat features two bedrooms, including a generously sized double with sea views, and a modern bathroom complete with bath and overhead shower. Additional benefits include double glazing, electric heating, and a designated parking space. The well-maintained communal gardens seamlessly blend into the coastal promenade – perfect for evening strolls or morning coffee with a view.

The property is being sold leasehold with a new lease.

On completion of the sale of all six flats the contract provides for both the freehold interest and management of Regatta Court to be transferred to Regatta Management Limited which will be jointly owned and controlled by the leaseholders.

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

Tel: 02392 460 899

Email: [info@ardenway.co.uk](mailto:info@ardenway.co.uk)

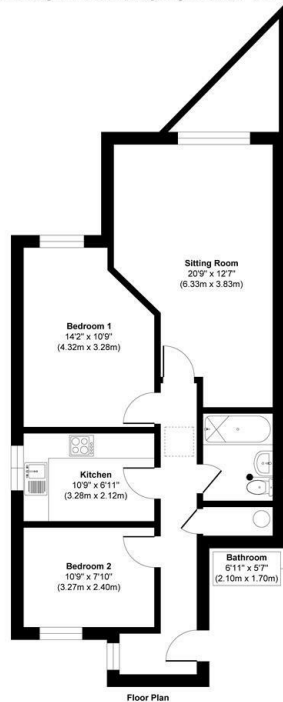
[www.ardenway.co.uk](http://www.ardenway.co.uk)

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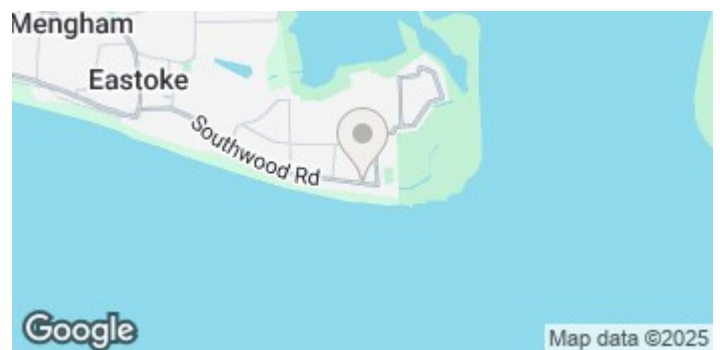
Flat 5 Regatta Court, Hayling Island, PO11 9QL



Approx. Gross Internal Floor Area 672 sq. ft / 62.47 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

| 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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