



3

Bedrooms



1

Bathroom



1

Receptions



A ground floor, 3 bedroom flat situated in a block of just four flats at East Hayling a few minutes walk to the Seafront and close to local shops and on a bus route.

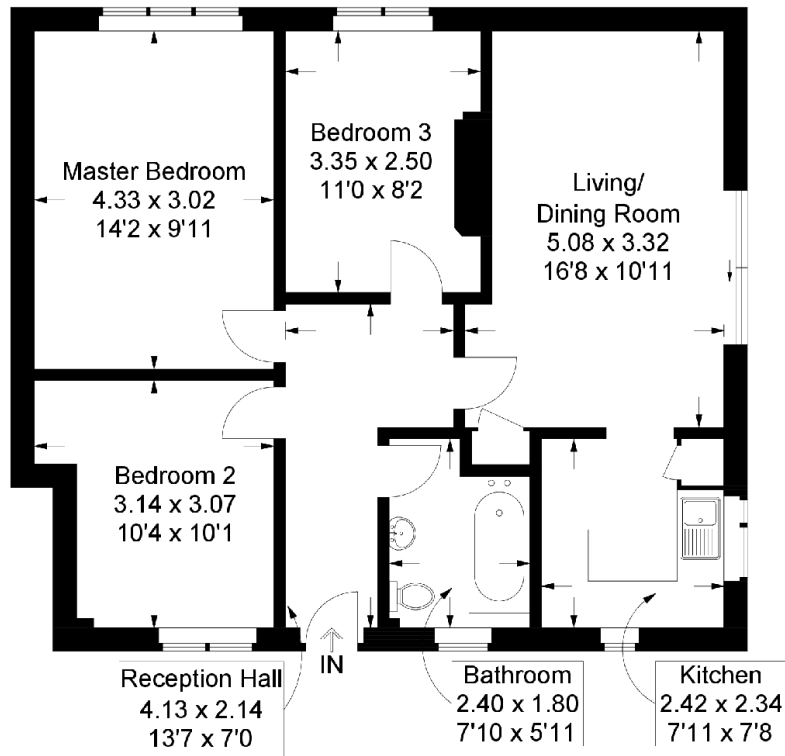
Available with NO ONWARD CHAIN the flat has been re-decorated throughout and comprises; Entrance hall, Lounge with patio doors to communal gardens, fitted kitchen with space for washing machine, fridge/freezer etc. 1 Double and 2 single bedrooms along with modern, fully tiled bathroom.

Gas heating with new boiler.

Extended Leasehold which we are advised is 125 years from 2016, ground rent £200 PA to 2041. Maintenance £107 PCM.

Southwood Road, Hayling Island

Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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