



 2
Bedrooms

 1
Bathroom

 1
Receptions



Located on Beach Road, Hayling Island, this 2-bedroom, ground floor, south facing sunny flat has no onward chain and is in good condition throughout.

The flat benefits from a bright south facing lounge which opens onto a private balcony overlooking well-maintained communal gardens. A fitted kitchen with electric oven and microwave, electric hob. Both bedrooms are generously sized, with large windows allowing natural light to fill the spaces. The bathroom is equipped with a double shower, sink, and toilet, designed for accessibility and convenience.

Externally, the property offers access to communal gardens, providing a pleasant outdoor space for relaxation.

The property has an allocated car port and there is a residents car park.

There is a private lock up store in a block and there is also use of a residents laundry room.

Electric heating.

The flat is within reach of local amenities, including shops, restaurants, and recreational facilities. The area is known for its coastal charm, offering opportunities for outdoor activities and scenic walks.

EPC rating of D, council tax band B.

We are advised that the lease remaining is 265 years with freehold share. Current maintenance charge 24/25 - £1711.

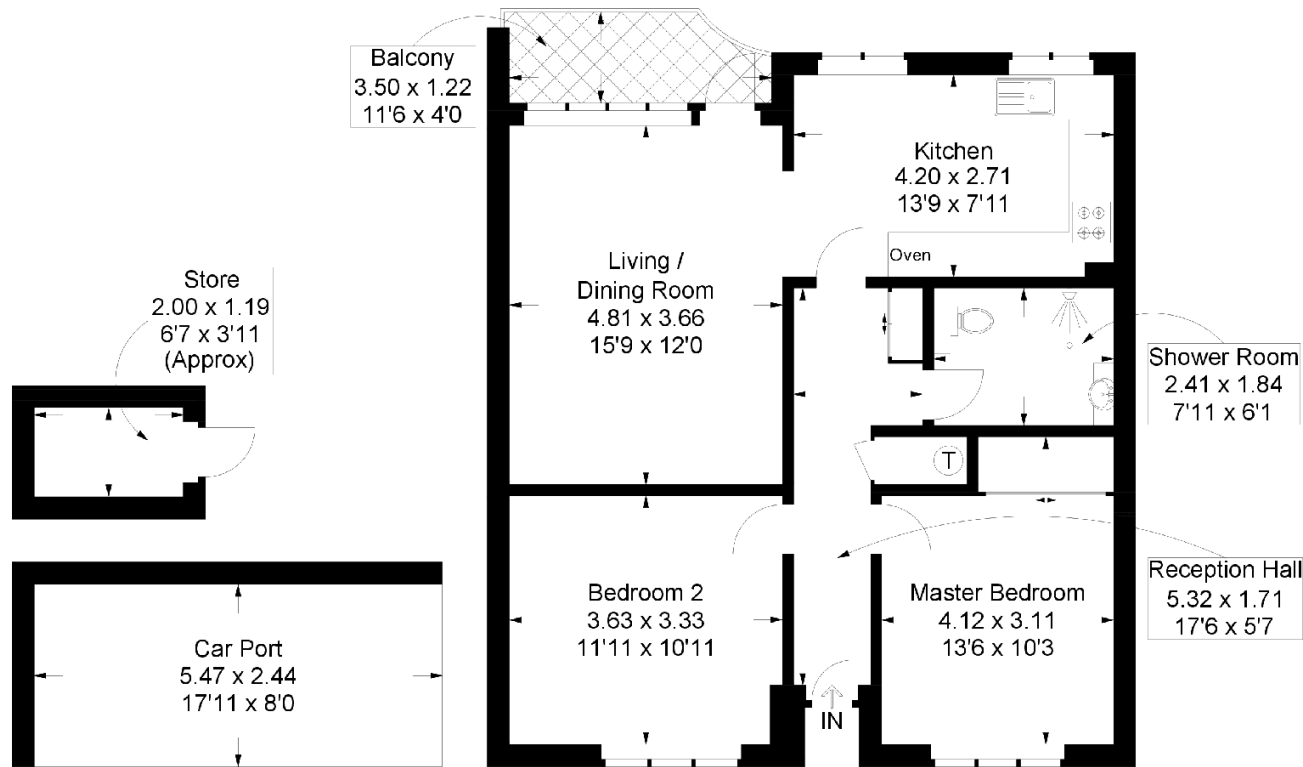
This flat presents a practical choice for those seeking a comfortable home in a convenient location, with easy access to the amenities and attractions of Hayling Island.

Mark Anthony Court, Hayling Island

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft

Outbuildings = 15.9 sq m / 171 sq ft

Total = 85.2 sq m / 917 sq ft



Outbuildings

Ground Floor

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		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: West Hayling



Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

Address : 16, Mengham road, Hayling Island, Hampshire PO11 9BL