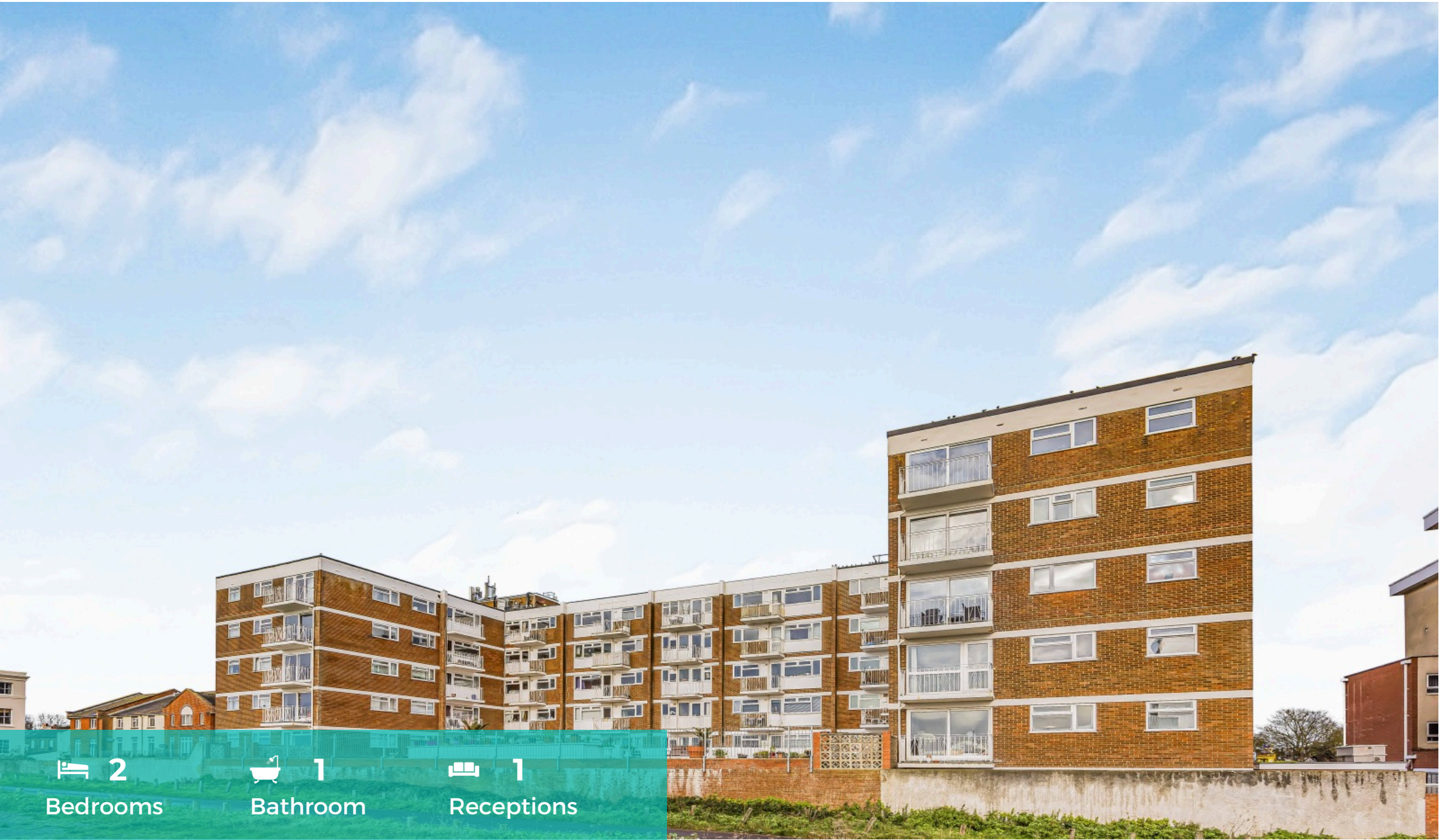


Asking Price £179,995
Seafront, west Hayling



2

Bedrooms



1

Bathroom



1

Receptions



A second floor, 2 bedroom, south facing flat situated right on the Seafront at West Hayling with far reaching seaviews across the Solent to the Isle of Wight.

The property comes with a single garage in block, private lock up store, long lease and freehold share with no onward chain.

Presented in good condition the Modern kitchen has fitted electric oven and hob with hood over. Plumbing for dishwasher/washing machine.

The south facing lounge is dual aspect with far reaching seaviews, french door leading to private balcony.

Dual aspect, south facing main bedroom with views and second south facing bedroom with views.

Modern fitted shower room.

The hallway has two good store cupboards and an airing cupboard.

General: Single lock up garage in block, private lock up store. Residents car park with visitor spaces.

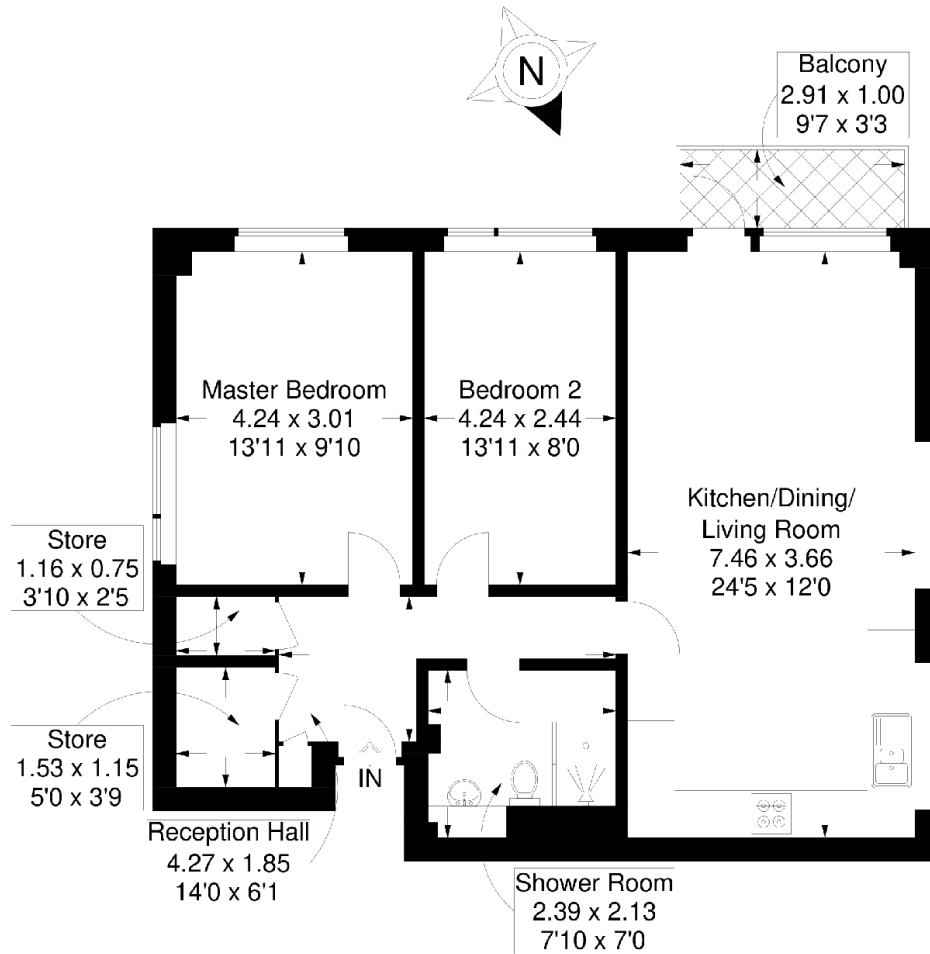
Leasehold with Freehold share - We are advised the lease has 244 years remaining.

No ground rent payable.

We are advised that the maintenance is £150 PCM.

Annes Court, Sea Front, Hayling Island

Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



Second 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		81
(69-80) C	66	
(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 

Address: Seafront, west Hayling