



2

Bedrooms



1

Bathroom



1

Receptions



A first floor, 2 bedroom flat with GARAGE which has undergone a complete renovation with new kitchen and bathroom, double glazing, heating, carpets etc and is ready to move into.

Situated in a small block of just four flats with SOUTH FACING lounge and balcony. Stairs to front door and porch, Newly fitted, double aspect kitchen with oven, hob with hood over, base and wall units. 2 bedrooms and newly fitted bathroom with bath with shower over, basin and Wc.

Outside there is off road residents parking and single garage in block at the rear.

Lease extended with 123 years remaining.

Service charge currently £1497.50 PA 2025

Peppercorn ground rent.

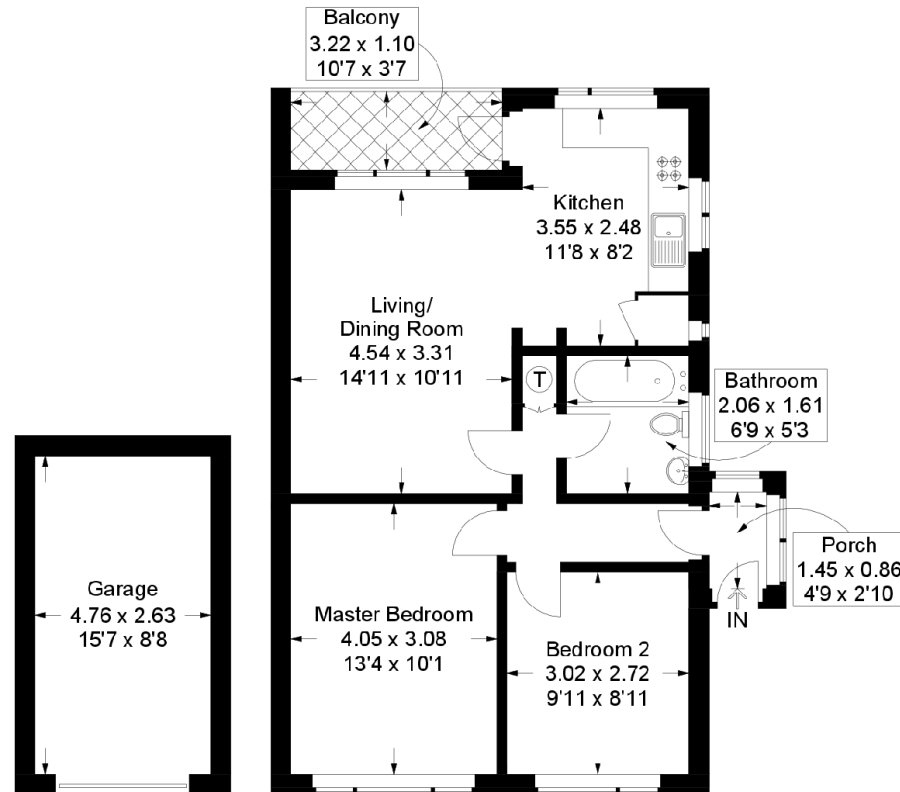
NO ONWARD CHAIN. VIEWING HIGHLY RECOMMENDED

Southwood Road, Hayling Island

Approximate Gross Internal Area = 57 sq m / 613 sq ft

Outbuilding = 12.8 sq m / 138 sq ft

Total = 69.8 sq m / 751 sq ft



Outbuilding

First 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	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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