



2

Bedrooms



1

Bathroom



1

Receptions



A ground floor, 2 bedroom flat with GARAGE situated on the Seafront overlooking the Solent with south facing, double aspect lounge with patio doors leading to private patio area.

The property has fitted kitchen with plumbing for dishwasher/washing machine, fitted oven and hob. South facing, L shaped lounge/dining room, double aspect with patio doors to patio with large communal grounds leading down to the seawall and direct beach access.

1 Double bedroom and 1 single bedroom along with fitted bathroom. Electric heating, double glazing.

Outside there is communal entrance hall with security entry system, single lock up garage in block and residents parking.

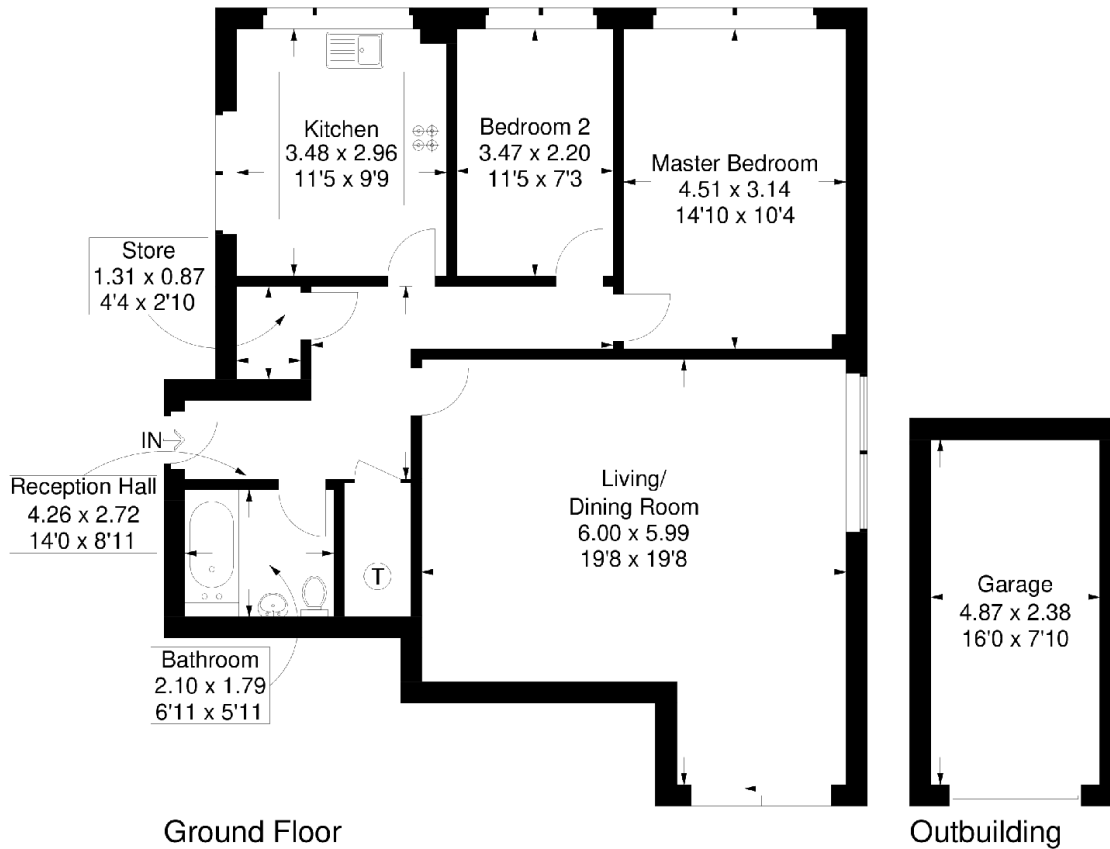
Balance of lease - approximately 247 years remaining with share of the freehold company.

Nil Ground Rent payable.

Maintenance fee (including buildings insurance) payable


# Sheerwater Court, Southwood Road, Hayling Island

Approximate Gross Internal Area = 83 sq m / 893 sq ft  
 Outbuilding = 11.9 sq m / 128 sq ft  
 Total = 94.9 sq m / 1021 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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