



75 The Gatehouse | PO11 0AT | £145,000

GEOFF **FOOT**
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Internal viewing highly advised for this vacant one double bedroom second floor apartment in The Gatehouse, just back from the Sea Front and located in a popular retirement complex at West Hayling. Inside there is a Hallway leading to a spacious Lounge, fitted Kitchen/breakfast room, double Bedroom and newly fitted Shower Room. There are solar panel powered opening Velux windows to most rooms and electric heating system. Outside the communal Gardens offer a peaceful setting with seating areas and outside there is direct access to the Sea front for coastal walks. There are Visitor and Residents parking spaces. Offered with no forward chain.



- **Luxury apartment in popular retirement complex. Over 60's.**
- **West Hayling Island, just back from West Beach and Sea front.**
- **Secure intercom entry system.**
- **Light maplewood effect fronted Kitchen/Breakfast room.**
- **Solar activated opening Velux windows and electric heating system.**
- **Double glazing.**
- **Shower Room with newly fitted shower & enclosure.**
- **House Manager Monday to Friday.**
- **Communal Laundry room and grounds.**
- **Vacant possession. No forward chain!**

Leasehold | EPC: E | Council Tax Band: B

The accommodation comprises:

Communal entrance with intercom entry system. Low rise stairs & lift to second floor. –

Hallway –

Wall mounted intercom entry phone. Built in cupboard housing electric meter and consumer unit. Telephone point.

Lounge –

Double aspect double glazed window to side elevation and large solar powered Velux to front. Fireplace surround with electric log effect fire. Telephone point. TV aerial points.

Kitchen/Breakfast Room –

Range of light Maplewood effect fronted wall and base cupboards and drawers fitted to three sides. 1.5 bowl single drainer stainless steel sink unit with mixer tap set in work surface. Plumbed in 'Beko' automatic washing machine. Integrated under counter fridge and freezer. Inset 'Electrolux' 4-ring halogen hob with built in oven below and over head extractor hood. tiled splash backs. Two large Velux windows, one solar powered. Built in airing cupboard housing hot water tank and immersion heater. Extractor fan, vinyl flooring and thermostat for ceiling heating.

Bedroom –

Solar powered Velux with angled sea views. Two fitted wardrobes with hanging rail and shelves. TV and Telephone aerial points. Ceiling heating thermostat.

Shower Room –

Newly fitted corner shower enclosure with T80 electric shower, handrails and pull down seat. Extractor over. Pedestal wash hand basin and close coupled WC. Vinyl flooring. Solar powered Velux window. Floor standing cupboard to stay. Ceramic wall tiling to half height. Shaver point. Wall mirror and 'Winter warm' wall heater.

Outside –

Visitor and residents parking spaces. Communal gardens including seating areas. Use of Lounge across at the Manor House on Thursdays, having residents social meetings with coffee etc. House manager monday to friday (daytime). Communal Laundry room on first floor.

Tenure –

Leasehold: with 70 years remaining. Service charge: £220.28 per month to March 31st. Ground Rent: £210 per annum. Review date 2046.

N.B –

There is a 24/7 emergency call system fitted throughout property.

The fitted 'Velux' windows in the property are solar powered with rain sensors for automatic closing. They are also operated to open & close via battery powered remote controls.

[To view the virtual tour for this property please scan the QR Code >>](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

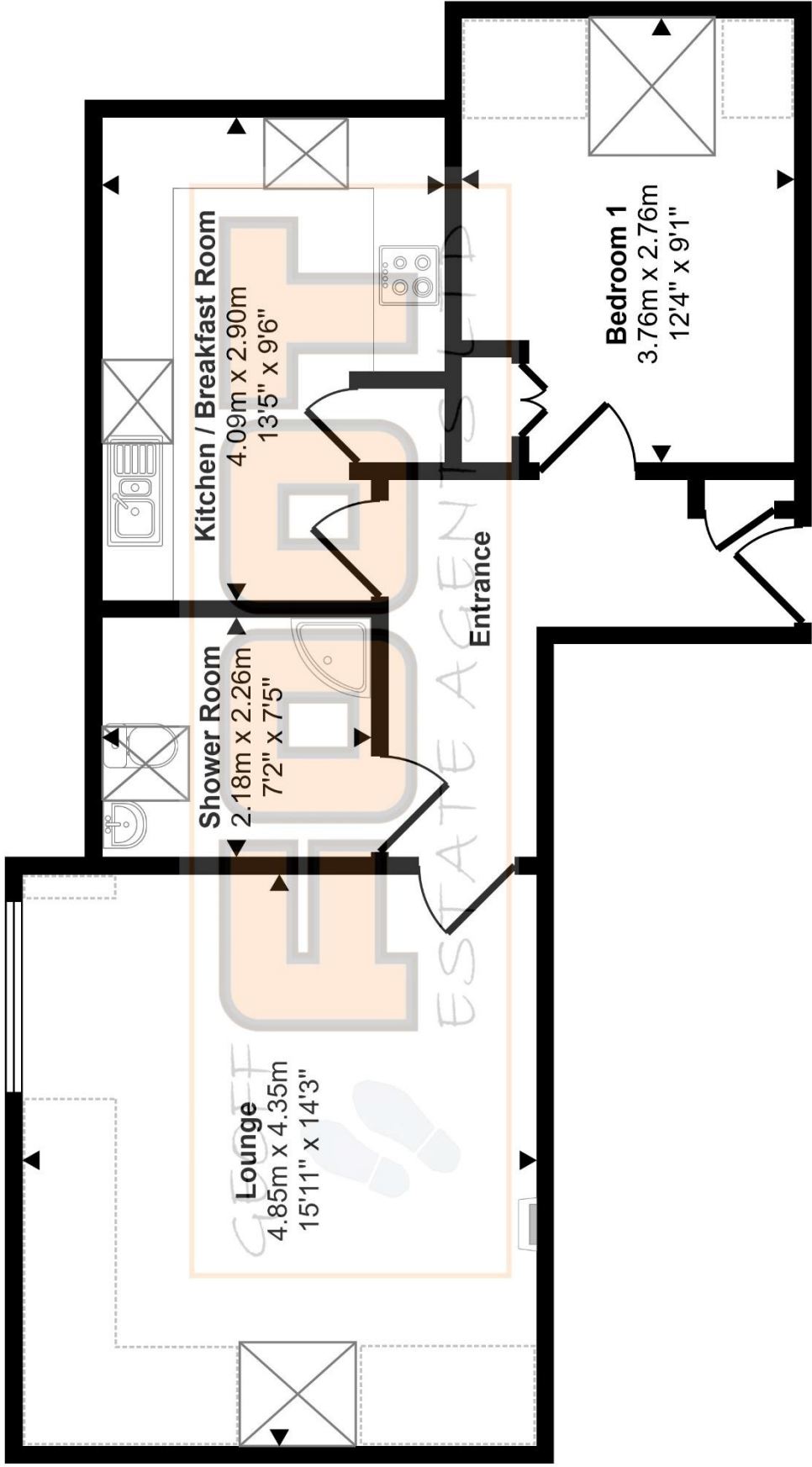


IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Approx Gross Internal Area
57 sq m / 609 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.