



## Creek Road, Hayling Island, PO11 9RD £134,995

GD3 Property Ltd are delighted to offer this delightful CHAIN FREE property in the peaceful Creek Road on Hayling Island. This property offers a perfect blend of comfort and convenience. Spanning an inviting 700 square feet, the property is well-suited for those seeking a tranquil retreat by the sea.

This is a warm and welcoming property, NOW WITH NEW CARPETS, where the layout is thoughtfully designed to maximise space and light, creating an airy atmosphere with functionality. The living areas are perfect for entertaining guests or enjoying quiet times at home.

The property boasts a well-appointed kitchen, ideal for culinary enthusiasts, and a comfortable bedroom that provide a peaceful haven for rest.

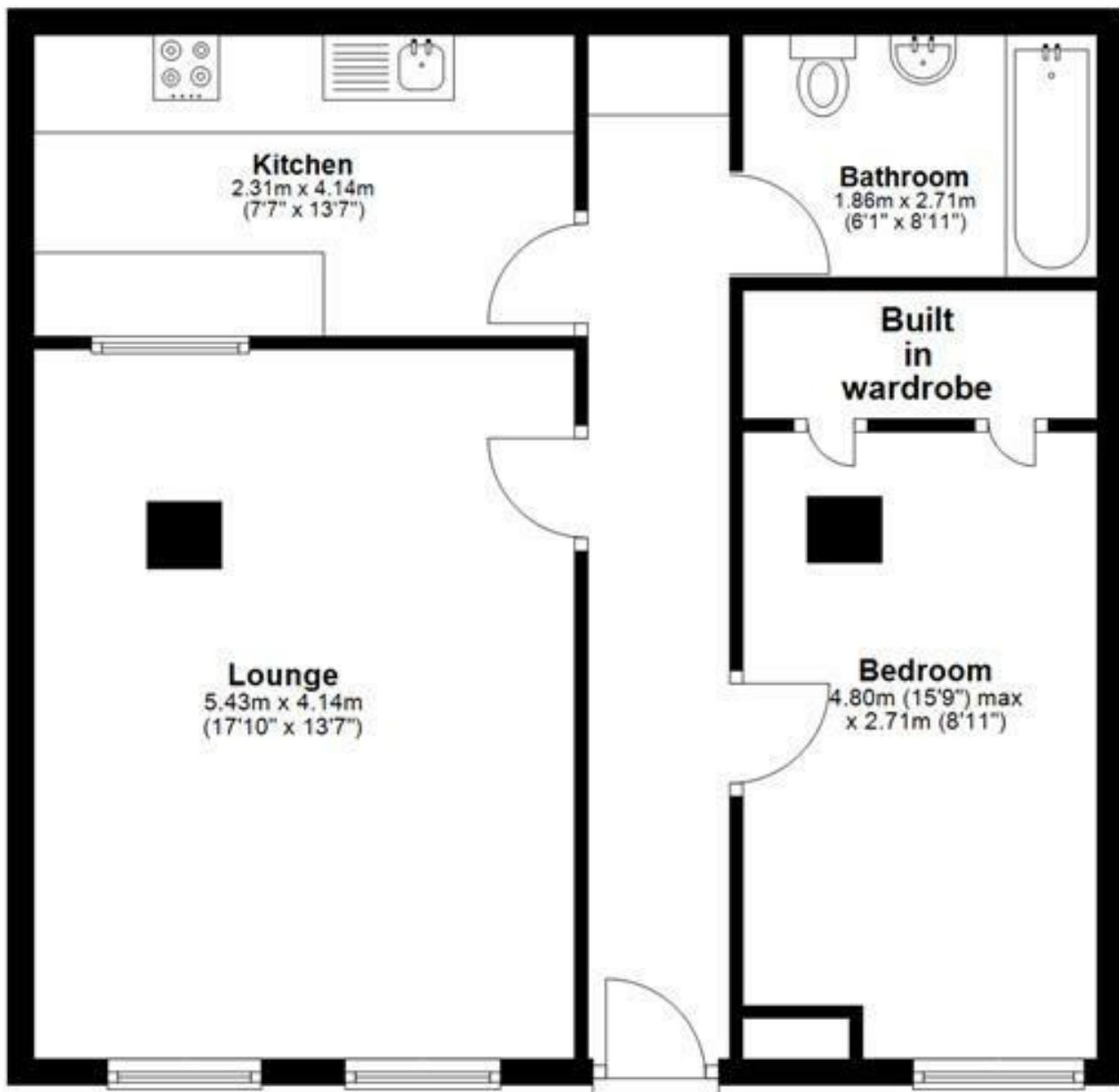
One of the standout features of this home is its proximity to the stunning beaches and scenic coastal paths that Hayling Island is renowned for. With an ALLOCATED PARKING SPACE and with local amenities and shops just a short distance away, this flat is not only a lovely home but also a practical choice. Whether you are looking to settle down or seeking a holiday retreat, this property on Creek Road presents an excellent opportunity to embrace the coastal lifestyle.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose.

**Creek Road, Hayling Island, PO11 9RD**

# Ground Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 63.9 sq. metres (687.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	