



FIRST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq.ft. (50.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fittings and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchase. The services, systems and appliances shown here are not shown and no guarantee as to their capacity or efficiency can be given.
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23 Westfield Oaks Westfield Avenue

Hayling Island PO11 9AQ

Price: £190,000

DESCRIPTION

If you're looking for a modern, turnkey flat by the sea, then look no further than this two-bedroom apartment situated in Central Hayling. Whether you're seeking a 'lock up and leave' second home, a first-time purchase, downsize or an investment opportunity, this property is ideal, offering a share of freehold, reasonable maintenance charges, and a long lease. Internally, the flat has recently been redecorated throughout, including new carpets. The brand-new 'Howdens' kitchen provides space for a fridge/freezer, washing machine and dishwasher. There is a bright south-facing lounge and two bedrooms both benefiting from built-in wardrobes, along with a modern bathroom featuring a shower over the bath. Additional benefits include double glazing, electric heating and a high pressure water pump. The kitchen has also been rewired and the fuse box was changed approximately three years ago. Outside, the property offers an allocated parking space, communal gardens and a bike shed. Conveniently located, the flat is just a short distance to Mengham Village and West Town, both offering an array of shops and amenities. The property is also offered with no forward chain, enabling the potential for a straightforward and speedy sale.

ACCOMMODATION

COMMUNAL ENTRANCE
Stairs to all floors.

FIRST FLOOR FLAT

ENTRANCE HALL

KITCHEN: 10' 3" x 8' 5" Narrowing to 5'7" (3.12m x 2.56m)

LOUNGE: 14' 3" x 10' 6" (4.34m x 3.20m)

BEDROOM 1: 14' 3" x 8' 6" (4.34m x 2.59m)

BEDROOM 2: 9' 1" x 8' 6" (2.77m x 2.59m)



BATHROOM: 8' 9" x 5' 2" (2.66m x 1.57m)

OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

COMMUNAL BIKE SHED

LEASE INFORMATION

Lease Remaining: 121 years.

Service Charge: Approximately £112 per month

Ground Rent: N/A

COUNCIL TAX

Havant Borough Council - Band B

