

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



33 Annes Court, 11 Sea Front, Hayling Island, Hampshire, PO11 0AJ
Asking price £180,000

Arden & Way are pleased to present to the sales market this sea front flat. The flat is double glazed with electric heating and has Foreshore, Solent and Isle of Wight views. Perfectly positioned for access to West Town, Mengham Village and the sea front, this property is in an ideal location to enjoy everything Hayling Island has to offer.

Recently painted throughout, the accommodation comprises entrance hallway, two double bedrooms, neutral bathroom, fitted kitchen, South facing lounge and balcony with sea views. The flat boasts a security intercom system and lift and stairs to all floors, a lock-up store, communal parking spaces and a communal south facing terrace.

This property is offered with no forward chain, perfect for an investor looking to expand their portfolio, or a second home to enjoy by the sea.

For more information or to arrange a viewing please contact Arden & Way.



Bathroom
9'2" x 5'3"
(2.80m x 1.60m)

Balcony

Kitchen
9'2" x 9'2"
(2.80m x 2.80m)

Sitting Room
14'11" x 12'10"
(4.55m x 3.90m)

Bedroom 1
14'5" x 9'1"
(4.40m x 2.78m)

Bedroom 2
11'2" x 9'5"
(3.40m x 2.88m)

Bedroom 3
11'2" x 9'5"
(3.40m x 2.88m)

Floor Plan

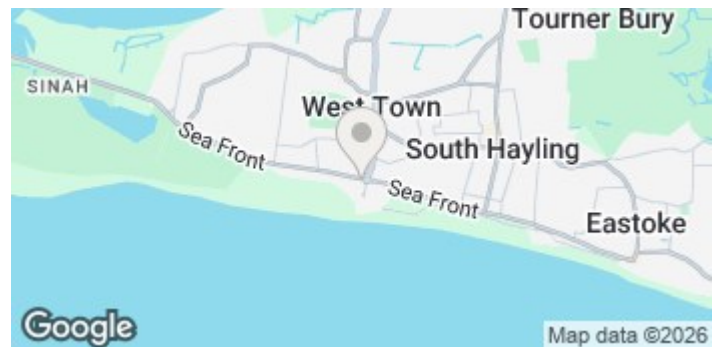
Illustration for identification purposes only, measurements are approximate, not to scale.

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales

EU Directive 2002/91/EC





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