

Asking Price £285,000

Sinah Lane



2

Bedrooms



1

Bathroom



1

Receptions



- Ground-floor flat

- 2 bedrooms, 1 bathroom, 1 reception

- EPC rating D (65/100)

Situated on the ground floor of this well maintained character building with lots of period features and offered in immaculate condition with its own PRIVATE COURTYARD GARDEN.

Located at West Hayling within walking distance of the beach and Hayling Golf Club the flat has its own allocated parking in residents car park with a grand communal entrance hall leading to front door to;

Hallway, kitchen fitted with Electric oven and hob, washing machine and fridge/freezer are included in the sale. Door to beautiful courtyard garden, paved with established borders and shed.

Spacious lounge/dining room with tall bay window giving light and space. Bespoke shutters and curtains/pelmet included.

Double bedroom with bay window - bespoke shutters included.

Single bedroom - double fitted wardrobe - bespoke shutters included.

Modern fitted shower room with double shower, basin inset vanity unit and Wc inset vanity unit. Tiled, mirror cabinet.

To the front is a residents car park and communal grounds along with another private shed.

Fisher electric heating.

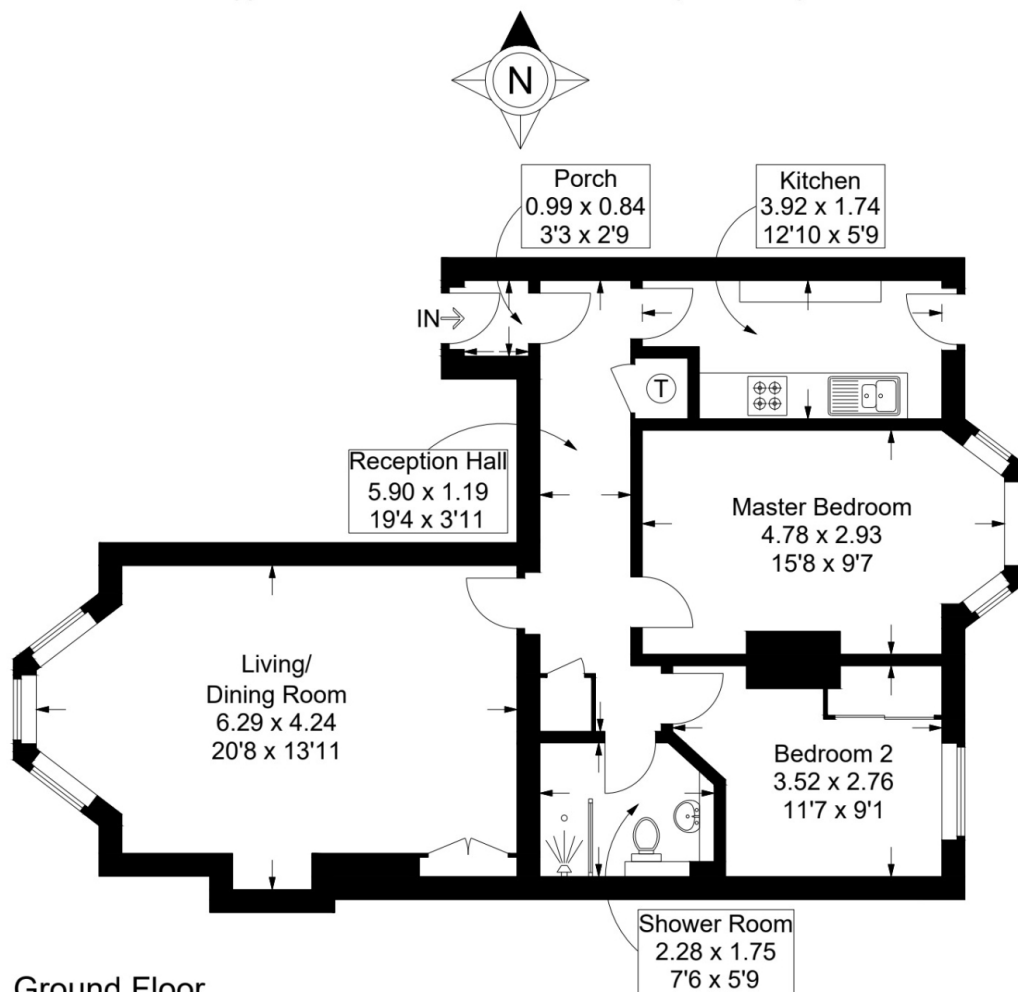
Maintenance charge currently £140 PCM

No ground rent - Freehold Share.

Viewing highly recommended to appreciate the quality of this property.

Sinah House, Sinah Lane, Hayling Island

Approximate Gross Internal Area = 67.9 sq m / 730 sq ft



Ground Floor

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
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

Address: Sinah House, 39 Sinah Lane, PO11

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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