



16 Norfolk Mews, Sea Front | PO11 0AP | £100,000

Offers Over

GEOFF
 **FOOT**
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Internal viewing is highly recommended for this well presented spacious one bedroom first floor flat just back from the Sea Front at West Hayling Island. The communal stairway rises to the first-floor landing and flat 16.

There is a double aspect Lounge with an open plan Kitchen area to one corner, double bedroom and recently fitted white Bathroom suite. The flat is complimented by an electric heating system and double glazing. Outside offers an allocated parking space and the flat is convenient to bus routes, the Beach and Golf course. The property is being offered with no forward chain.

- **FIRST FLOOR FLAT JUST BACK FROM SEA FRONT**
- **ONE DOUBLE BEDROOM**
- **SPACIOUS LOUNGE**
- **MODERN FITTED KITCHEN AREA**
- **RECENTLY FITTED WHITE BATHROOM SUITE**

- **ELECTRIC HEATING SYSTEM**
- **DOUBLE GLAZING**
- **ALLOCATED PARKING SPACE**
- **CONVENIENT SEA FRONT AND BUS ROUTES**
- **COUNCIL TAX BAND A**
- **NO FORWARD CHAIN!**

Leasehold | EPC: D | Council Tax Band: A

The accommodation comprises:

Communal entrance with stairs to first floor landing and number 16 –

Hallway –

Dimplex night storage heater. High level consumer unit. Coats hanging space. Built in airing cupboard housing recently fitted hot water tank and immersion heater.

Lounge – 13' 0" x 11' 1" (3.96m x 3.38m)

Double aspect double glazed windows to front and side. TV aerial point. Dimplex night storage heater. Open plan to

Kitchen – 10' 0" x 7' 9" to extremes (3.05m x 2.36m)

(Irregular shape). Fitted to two sides. Light Maplewood effect wall and base cupboards and drawers. Inset single drainer stainless steel sink unit and mixer tap set in work surface. Space and plumbing for automatic washing machine. Fitted Beko electric cooker with over head extractor hood. Under counter fridge. Tiled splash backs. Double glazed window to rear elevation. Dimplex fan heater.

Bedroom – 14' 0" x 11' 0" (4.26m x 3.35m)

Double glazed window to front aspect. Dimplex slimline heater.

Bathroom – 6' 9" plus door recess x 6' 1" (2.06m x 1.85m)

White suite comprising panelled bath with twin grips and wall mounted 'Triton T80si' electric shower over, rail and curtain. Half inset wash hand basin with mixer tap and cupboard below. Mirror fronted wall cabinet. Close coupled WC. Part wall tiling. Shaver point. 'Chilton' wall fan heater. Slip resistant flooring. Extractor fan

Outside –

Allocated parking space.

Tenure –

Leasehold. 85 years remaining. Service charge: £1020 per annum. Ground rent: 2 x £50 per annum. No forward chain!



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.

