



2

Bedrooms



1

Bathroom



1

Receptions



- Council Tax Band B

- Service Charge £100 PCM

A well presented and modernised, ground floor, south facing 2 bedroom flat with GARAGE in a small block of just four purpose built flats close to Eastoke Corner shops and amenities and the Plaza and beach. Within walking distance of cafes, restaurants and pubs and on a bus route.

The property has its own entrance leading to hallway with fitted cupboard, modern fitted kitchen with gas hob and fitted oven, space for washing machine. Breakfast bar. South facing lounge/dining room with bifold doors to rear patio area.

Two bedrooms. Modern fitted bathroom with Wc and hand basin inset in vanity unit. Fully Tiled.

Single Garage in block at rear along with additional residents parking.

Council Tax band B.

Leasehold - currently being extended and will have a new lease on completion of sale.

Ground rent £peppercorn

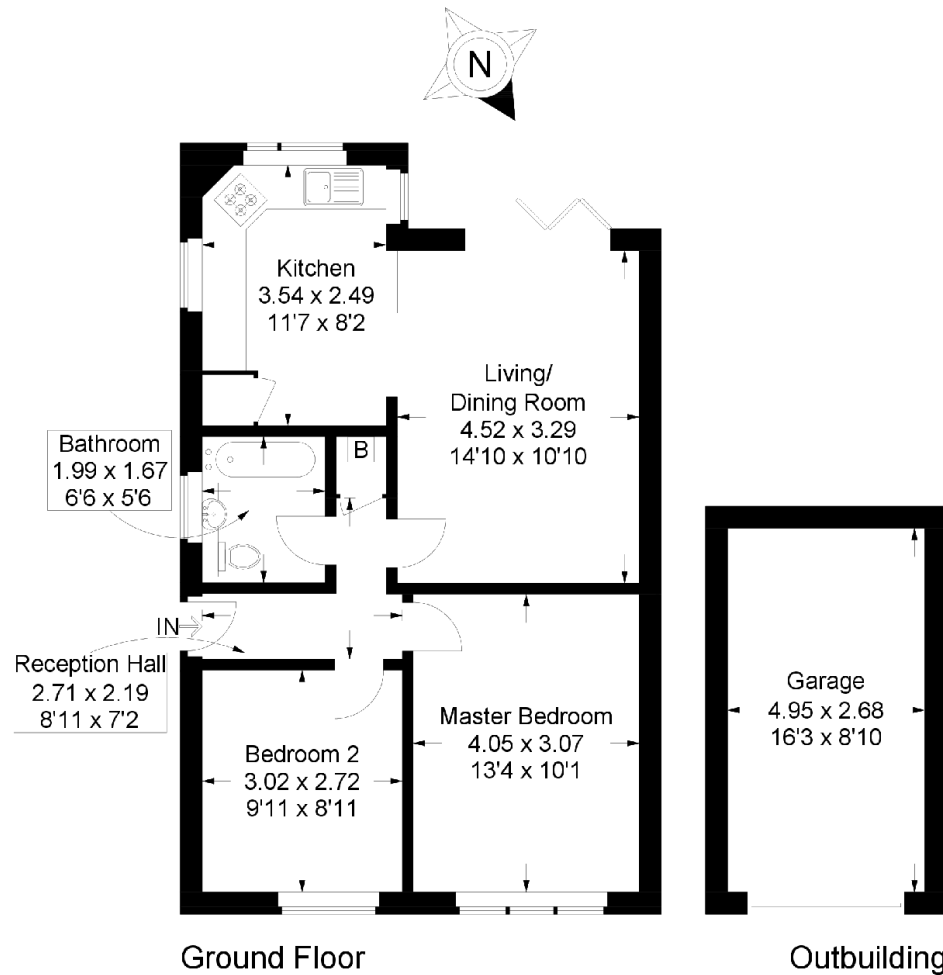
Maintenance currently £100 PCM.

Southwood Road, Hayling Property

Approximate Gross Internal Area = 55.2 sq m / 594 sq ft


Outbuilding = 13.6 sq m / 146 sq ft

Total = 68.8 sq m / 740 sq ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Eastoke

Tel : 023 9246 5951

Email : office@haylingproperty.co.uk

Address : 16 Mengham Road, Hayling Island, Hampshire, PO11 9BL

