



£350,000

Flat 7 Channel House

386 Sea Front Hayling Island, PO11 0FD

PROPERTY SUMMARY

Situated in an idyllic seafront location in West Hayling, this second-floor apartment boasts a striking blue-glass balcony façade and enjoys breath-taking, uninterrupted views across the golf course and The Solent beyond. The property offers generous living space, making it an ideal home for the discerning purchaser. The accommodation comprises an impressive open-plan lounge/dining/kitchen area with direct access to the balcony, three bedrooms including a master en-suite, and a family bathroom. Set within beautifully maintained grounds, Channel House is approached via a sweeping driveway and surrounded by attractive communal lawns. Further benefits include an allocated parking space, a carport, a share of the freehold, and the advantage of no forward chain. An internal viewing is highly recommended to fully appreciate the location, views, and size of accommodation on offer.

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HALLWAY

BEDROOM ONE 13' x 11' 8" (3.96m x 3.56m)

ENSUITE

BALCONY

LIVING ROOM 19' 9" x 13' (6.02m x 3.96m)

KITCHEN 11' 3" x 8' 11" (3.43m x 2.72m)

BATHROOM

BEDROOM TWO 12' x 11' 2" (3.66m x 3.4m)

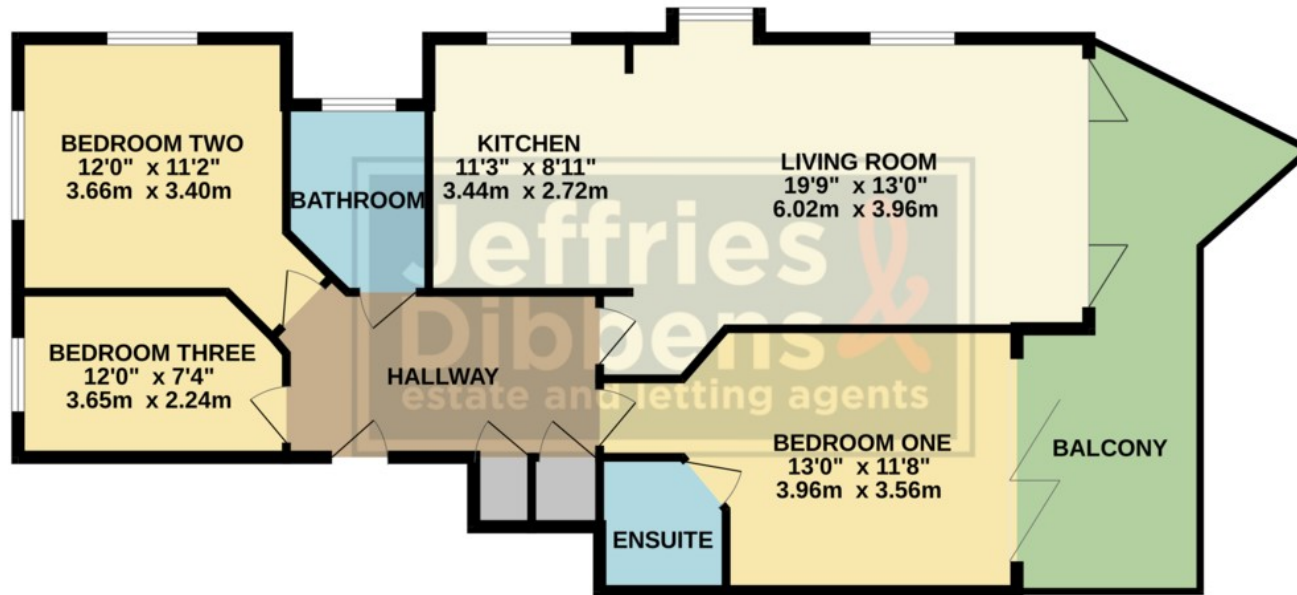
BEDROOM THREE 12' x 7' 4" (3.66m x 2.24m)

AGENTS NOTE

We understand the property comes with a Share of Freehold and the current Service Charge is £2,500 per annum.



SECOND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Share of Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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