



5 Park View Apartments | PO11 0FZ | £300,000

Offers Over:

GEOFF **FOOT**
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**** AVAILABLE AUGUST ** 1st FLOOR TWO BEDROOM APARTMENT ** MODERN & WELL PRESENTED THROUGHOUT ** LONG LEASE **** Built approximately three years ago and offered in excellent condition throughout with a long lease of 996 years, this stylish two-bedroom first-floor apartment occupies a desirable corner position within a modern development in the popular area of West Hayling. Designed with contemporary living in mind, the apartment combines generous proportions with an abundance of natural light and attractive open views. The accommodation features two well-sized double bedrooms, with the principal bedroom benefiting from deep built-in wardrobes, a modern en-suite and a door leading out onto the south facing balcony offering views across Hayling Playing Fields. A spacious open-plan lounge and kitchen forms the heart of the home, enhanced by a unique curved, south-facing wall with large double-glazed windows that flood the room with light and provide pleasant views across Hayling playing fields. A separate family shower room completes the layout, featuring a generous double shower enclosure. Ideally located close to Hayling Park, West Town's local shops and amenities, bus routes, the Hayling Nature Trail, and the island's seafront, the property is perfectly suited to professionals, investors, or those looking to downsize to an apartment without sacrificing space, outlook, or convenience. Outside there is one allocated parking bay with additional guest bays. The block does feature a lift to all floors. Viewing is highly recommended to appreciate the condition of the property and the size of accommodation on offer.

- **MODERN 2 BEDROOM APARTMENT**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE OFF BEDROOM 1**
- **SOUTH FACING OPEN PLAN KITCHEN/LOUNGE**
- **FAMILY SHOWER ROOM**
- **SOUTH FACING BALCONY**
- **UNIQUE CORNER UNIT OFFERING PANARAMIC VIEWS**
- **ALLOCATED PARKING BAY**
- **BLOCK HAS A LIFT TO 1ST FLOOR**
- **CONVENIENT TO SHOPS, BUS ROUTES, SEA FRONT & HAYLING PARK**

Leasehold | EPC: B | Council Tax Band: C

Room Sizes –

Kitchen/Lounge: 23'11" x 15'9" (irregular shape) **Bedroom 1:** 12'6" (max) x 10'1" (to wardrobes)

Bedroom 2: 17'2" (irregular shape) x 11'2"

Lease Details –

Lease Remaining: 996 years (approx.) Ground Rent: £00.00 pa Service charge: £890.00 pa



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.