

**FOR SALE**



MARTIN & CO

**Heritage Way, Priddy's Hard**  
**Asking Price Of OEIO £175,000**

  
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# Heritage Way, Priddy's Hard

Asking Price Of OEIO £175,000

- Two Bedroom
- Two Bathrooms
- Balcony
- Sea Views
- No Forward Chain

Top-floor 2-bed, 2-bath apartment with stunning sea views in sought-after Heritage Way, Priddy's Hard. Bright, spacious, and chain-free—ready to move or let. Includes access to attractive communal gardens. A rare opportunity in a prime coastal location!

A rare opportunity to own a bright and spacious 2-bedroom, 2-bathroom apartment in the highly sought-after Heritage Way development. Perched on the second (top) floor, this freshly painted home boasts uninterrupted sea views and a peaceful outlook over beautifully maintained communal gardens.

- Two generous bedrooms, including a master with en-suite
- Two modern bathrooms for added convenience
- Stunning sea views from the living area and main bedroom
- Allocated off-road parking plus ample visitor bays
- Access to attractive communal gardens
- Recently redecorated throughout – ideal for first-time buyers
- Close to scenic seafront walks and local shops



- Chain-free and ready to move in or let immediately
- 978-year lease – long-term peace of mind

Whether you're stepping onto the property ladder or seeking a smart investment, this apartment offers style, space, and serenity in equal measure. Don't miss your chance to secure a top-floor retreat in one of Priddy's Hard's most desirable addresses.

**LEASEHOLD INFORMATION** Service Charges are £865 payable April and October (Total £1730). This is a variable fee.

Current Ground Rent is £112 payable April and October (Total £224).

Lease is for 999 years from 01 June 2000 (973 and 8 Months)

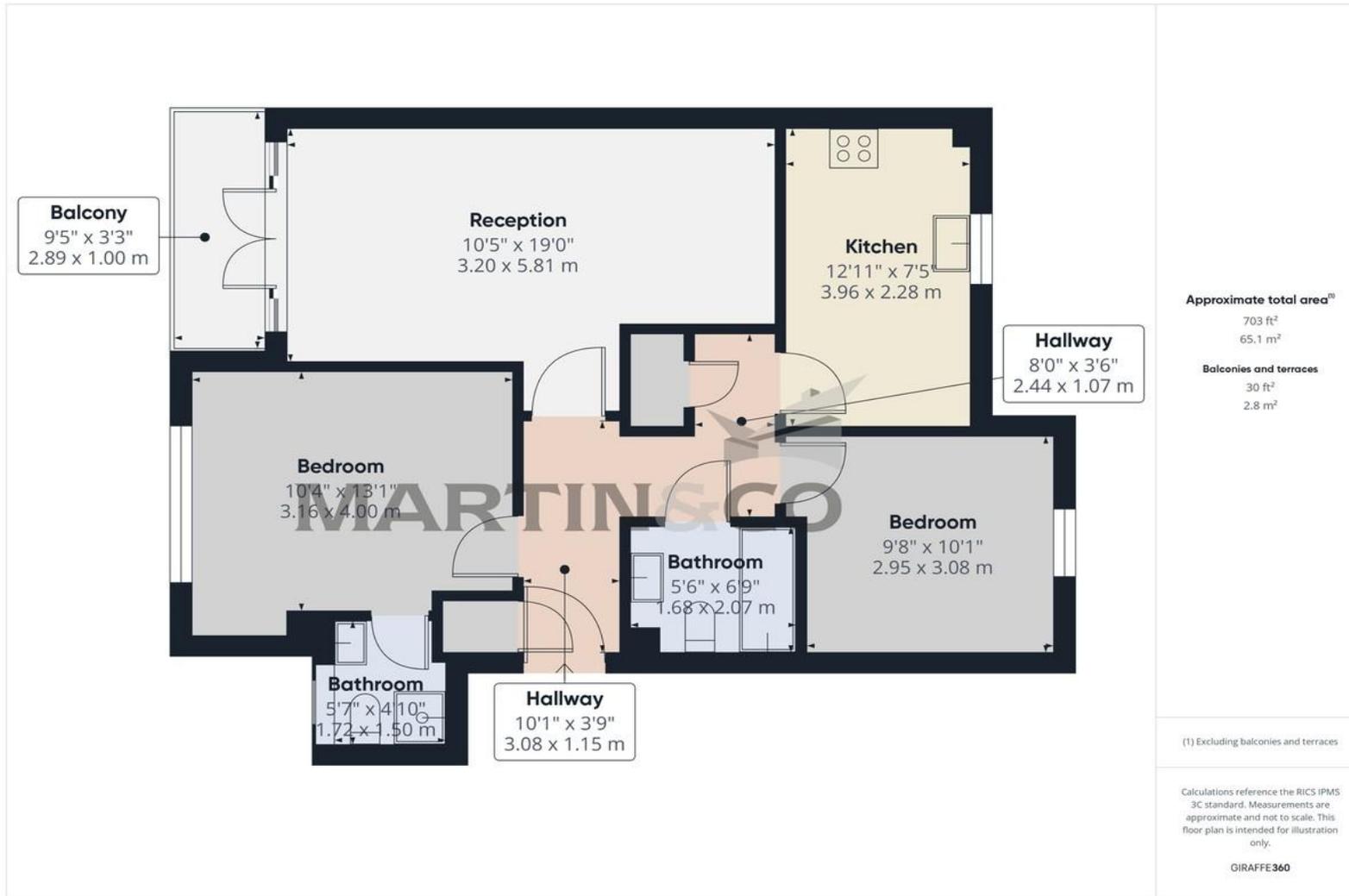
Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs.

The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

**HMRC COMPLIANCE** All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	75 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





## Martin & Co Gosport

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.