

£350,000

Flat 4 Channel House

386 Sea Front, Hayling Island, PO11 0FD

PROPERTY SUMMARY

Channel House, with its stunning blue glass balcony façade, located on West Hayling Island Sea Front with picturesque uninterrupted views overlooking a golf course and The Solent beyond. This wonderful first floor apartment, would make an idyllic home for any discerning buyer with a layout that is both contemporary and spacious. The property benefits from bright and airy accommodation comprising a fantastic open space with fitted kitchen and lounge/dining areas with folding doors out to 2 South Facing balconies, the master bedroom also opens out onto a balcony and benefits from an ensuite, there is a further double bedroom, bathroom suite and storage cupboards. The apartment block is set on attractive grounds with a sweeping driveway and well tended communal lawns and the property comes with an allocated parking space to front, carport to rear and share of the freehold. Offered with No Forward Chain, an internal viewing is essential to appreciate this apartment and its incredible views





HALLWAY

KITCHEN/DINING/LIVING ROOM 26' x 14'
(7.92m x 4.27m)

TWO BALCONIES

BEDROOM ONE 15' 3" x 11' 7" (4.65m x 3.53m)

ENSUITE

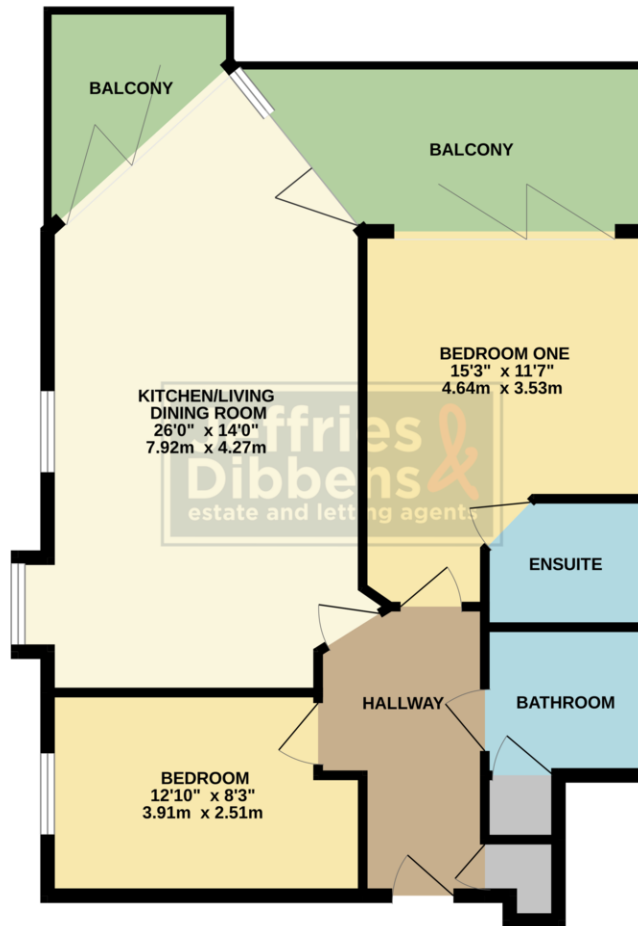
BEDROOM TWO 12' 10" x 8' 3" (3.91m x 2.51m)

BATHROOM

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



FIRST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk