



Flat A Solent Court, 97 Southwood Road, PO11 9PU - £140,000

GEOFF **FOOT**  
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*Internal viewing is recommended for this deceptively spacious GROUND FLOOR flat in Southeast Hayling Island just back from the Sea Front. The flat offers versatile accommodation, with either one Reception and three Bedrooms or two Receptions and two Bedrooms. There is a white Bathroom suite and galley style Kitchen. Outside has casual residents parking spaces and a communal garden. There is no forward chain. In need of refurbishment throughout.*

- **GROUND FLOOR FLAT IN SOUTHEAST HAYLING ISLAND**
- **VERSATILE ACCOMMODATION**
- **TWO-THREE BEDROOMS**
- **ONE-TWO RECEPTIONS**
- **GALLEY STYLE KITCHEN**

- **WHITE BATHROOM SUITE**
- **CASUAL PARKING SPACES**
- **COMMUNAL GARDEN**
- **IN NEED OF REFURBISHMENT**
- **NO FORWARD CHAIN**

The accommodation comprises:

**Upvc double glazed door to –**

**Hallway –**

Exposed floorboards. Radiator. High level consumer unit and electric meter. Built in airing cupboard housing hot water tank, heating/hot water control unit and shelving. Door to

**Dining Room – 11' 0" x 8' 10" (3.35m x 2.69m)**

Double glazed window to front aspect. Radiator. Laminate flooring. Open access to

**Lounge – 12' 0" x 11' 0" (3.65m x 3.35m)**

Exposed floorboards. Double aspect. Double glazed windows to front and side. Radiator.

**Kitchen – 12' 0" x 7' 6" (3.65m x 2.28m)**

Galley style with work surface fitted to two sides, range of matching wall and base cupboards and drawers. Single drainer stainless steel sink unit and mixer tap set in work surface. Space and plumbing for automatic washing machine and dish washer. Fridge. Eye level Lamona oven and grill. Adjacent work surface with inset halogen hob and over head extractor hood. Tiled splash backs. Laminate flooring. Upvc double glazed door to side.

**Bedroom 1 – 11' 0" x 8' 4" (3.35m x 2.54m)**

Double glazed window to front aspect. Radiator. Ceiling light/fan fitment. Wall cupboard.

**Bedroom 2 – 13' 1" x 7' 5" (3.98m x 2.26m)**

Double glazed window to side aspect. Radiator. Wardrobe recess. Ceiling light/fan fitment. Wall cupboard.

**Bathroom –**

White suite comprising Bath with wall mounted electric shower over. Wash hand basin with mixer tap and cupboard below. Close coupled WC. Obscure double glazed window to side. Radiator with cupboard and shelf. Vinyl flooring.

**Outside –**

Casual residents parking spaces. External meter boxes. Communal gardens.



**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.

