

SHARED OWNERSHIP

£130,500

7 Herons Way

Hayling Island, PO11 9FL

PROPERTY SUMMARY

This beautifully presented two bedroom semi detached home located in this modern estate is offered through Shared Ownership with £130,500 for a 45% share in the property at a full value of £290,000. The property has a ground floor WC, stylish fitted kitchen and an open plan lounge/diner that opens to the rear garden. Upstairs, there are two well proportioned double bedrooms and a contemporary new shower room. A driveway to the side provides off road parking with gated pedestrian access to the garden. This is based on a 45% share of the property with the monthly rent payable of £479.30 pcm. 114 years remaining on the lease.

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HALLWAY

KITCHEN 11' 3" x 6' 3" (3.43m x 1.91m)

WC

LOUNGE/DINER 17' x 13' 4" (5.18m x 4.06m)

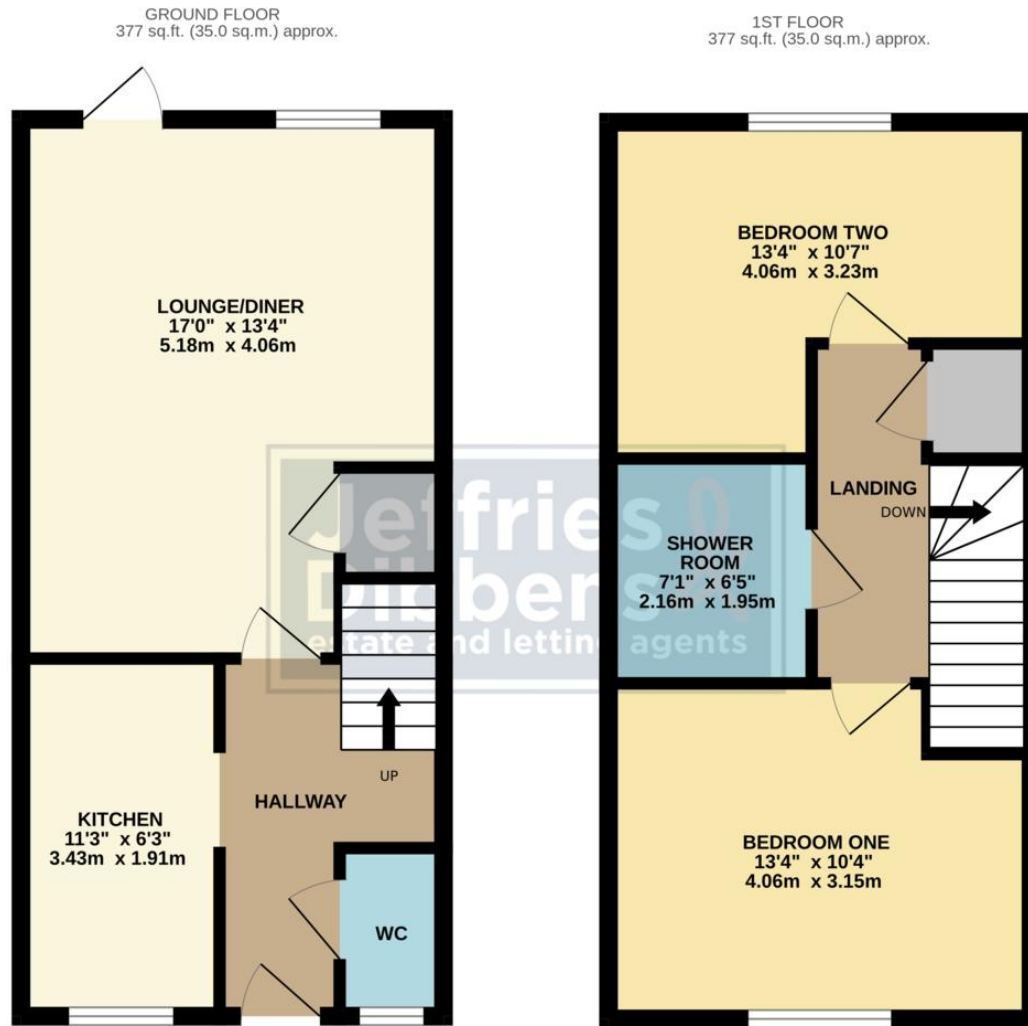
LANDING

BEDROOM ONE 13' 4" x 10' 4" (4.06m x 3.15m)

BEDROOM TWO 13' 4" x 10' 7" (4.06m x 3.23m)

SHOWER ROOM 7' 1" x 6' 5" (2.16m x 1.96m)





TOTAL FLOOR AREA : 753 sq.ft. (70.0 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
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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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