



1 Foreland Court, 50 Rails Lane | PO11 9LW | £150,000

GEOFF **FOOT**
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island
Hampshire • PO11 9EA
Tel : 023 9246 1666 • Fax: 023 9246 1661
www.geofffoot.co.uk
email: sales@geofffoot.co.uk



Internal viewing is highly recommended for this GROUND FLOOR flat in South Hayling Island, convenient to local eateries, shops, sea front, promenade and a tourist train that travels from Eastoke corner across to the fun fair, for a small charge. The communal entrance leads to a upvc double glazed doorway to Hall, Lounge, Kitchen/breakfast room, TWO Bedrooms and a modern Shower room. Outside offers extensive communal grounds, a couple of drying lines, visitors parking spaces and a GARAGE (in block). Ideal for first time buyers, investors or as a weekend home. No forward chain.

- **GROUND FLOOR FLAT IN SOUTH HAYLING**
- **TWO DOUBLE BEDROOMS**
- **MODERN SHOWER ROOM**
- **SPACIOUS LOUNGE**
- **KITCHEN/BREAKFAST ROOM**
- **DOUBLE GLAZING**
- **ELECTRIC HEATING SYSTEM**
- **GARAGE IN BLOCK AND VISITORS PARKING**
- **CONVENIENT SEA FRONT, PLAZA AND LOCAL SHOPS**
- **SOME DECORATION REQUIRED. NO CHAIN**

Leasehold | | Council Tax Band: B

The accommodation comprises:

Communal entrance through to Flat 1 –

Entrance Hallway –

Handrail. Shelving. Cupboard housing Consumer unit, electric meter and coats hanging space.

Lounge – 17' 2" x 11' 11" (5.23m x 3.63m)

Double glazed window to front aspect. Dimplex storage heater. Two wall light points. Broadband point. Wall bracket for TV.

Kitchen/Breakfast Room – 15' 0" x 7' 7" (4.57m x 2.31m)

Range of white fronted wall and base cupboards and drawers fitted to two sides. Single drainer stainless steel sink unit with mixer tap set in work surface. Plumbed in washing machine and dishwasher. Inset Bosch 4-ring electric hob, built in oven below and overhead extractor hood. Fitted Bosch tall fridge/freezer. Wall telephone. Electric heater. Double glazed window to side. Built in larder cupboard. Built in airing cupboard housing hot water tank and shelving.

Bedroom 1 – 14' 0" x 10' 0" (4.26m x 3.05m)

Double glazed window to front. electric heater. Range of floor to ceiling white fronted overbed space cupboards and wardrobes to one wall.

Bedroom 2 – 14' 0" x 7' 11" (4.26m x 2.41m)

Double glazed window to front. Electric heater. Wall shelving.

Modern Shower Room – 8' 4" x 7' 6" (2.54m x 2.28m)

Half inset wash hand basin set in vanity shelf, drawers below. Close coupled WC with concealed cistern. Walk-in shower enclosure with 'Mira Sport' electric shower, handrails. Ladder style towel radiator. Wall tiling to half height. Extractor fan, slip resistant flooring and shaver point. Mirror fronted cabinet.

Outside –

Communal gardens. Garage (in block)

Visitors parking.

Tenure –

Leasehold. Lease has the remainder of 125 years lease with 110 years remaining (approx). Service charge: £150 per annum Ground rent: TBC



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.

