

3 Channel House, 386 Sea Front| PO11 0FD | £270,000

GEOFF FOOT ESTATE AGENTS LTD

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Built in 2012 and has Freehold share, this modern two Bedroom ground floor apartment is situated on West Hayling Sea Front, offering easy access to the Sea Front and Links Golf course. The entrance has a secure intercom entry system. Inside, there is an open plan Lounge/Dining room and Kitchen with integrated appliances. There is a modern family shower room and en suite to the main Bedroom. The apartment features blue tinted glass Balcony fascades, which are off the Lounge and main Bedroom. Outside enjoys communal gardens and residents parking.



- ***NICELY PRESENTED GROUND FLOOR APARTMENT BUILT 2012***
- ***JUST BACK FROM SEA FRONT, WEST HAYLING***
- ***BALCONIES FROM LOUNGE AND BEDROOM***
- ***MODERN WHITE FRONTED KITCHEN***
- ***OPEN PLAN LOUNGE/DINING ROOM***
- ***FAMILY SHOWER ROOM AND EN SUITE***
- ***TWO DOUBLE BEDROOMS***
- ***TWO ALLOCATED PARKING SPACES***
- ***COMMUNAL GARDENS***
- ***CONVENIENT SEA FRONT, GOLF CLUB AND BUS ROUTES***

Share of Freehold **EPC: C** **Council Tax Band: B**

The accommodation comprises:

Communal entrance with secure intercom entry system. Communal hallway to Flat 3 on the ground floor –

Hallway –

Quality oak effect laminate flooring. Wall thermostat. Intercom entry telephone system. Built in cupboard housing electric meter and consumer unit, light and shelving. Panel glazed oak door to

L-shaped Lounge/Diner –

Two radiators. Recess display unit with glass shelving, light and cupboard below. Log effect electric fire. Twin storage cupboards. Laminate flooring. Double glazed bi-fold doors with vertical blinds and curtains. Open access to Dining Room. With space for table and chairs. Oak effect laminate flooring. Double glazed window to side and high-level double glazed window to rear elevation. ***Balcony:*** *Attractive blue tinted glass and stainless steel surround screen. wooden decking with LED's.*

Kitchen –

Fitted to three sides. Granite work surface with inset sink and mixer tap, cupboards below. Plumbing for dish washer. Matching granite upstand splash backs. Integrated tall fridge/freezer. Eye level oven and microwave. Further work surface with matching range of white fronted wall and base cupboards and drawers. Inset 4-ring halogen hob. Under cupboard lighting. Oak effect laminate flooring. Double glazed window to rear aspect. Down lights.

Bedroom 1 –

Fitted floor to ceiling deep wardrobe fitted to one wall. TV aerial point. Radiator. Door to close coupled WC and wash hand basin with cupboard below. Bi-fold doors with curtains, leading to Balcony. With blue tinted glass and stainless steel surround screen. Decking with inset LED's. Direct access to garden area.

Bedroom 2 –

Double sliding door fronted wardrobe with hanging rail and shelving. Radiator. Double aspect windows to side and rear elevations with ventian blinds. Built in storage cupboard.

Family Shower room –

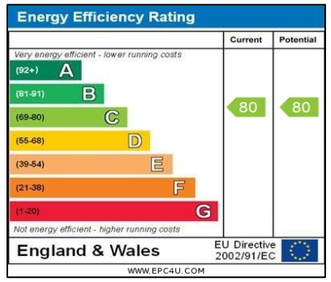
Close coupled WC with concealed cistern. Wash hand basin with cupboard below. Wall mirror with back light and concealed wall cupbaords. Attractive wall tiling. Ladder style towel radiator. Down lights. Extractor fan. Walk-in shower with rainfall style attachment. Obscure double glazed window to rear aspect. Glass shelving.

Tenure –

Leasehold with Freehold share Service charge: £2500.00 per annum including building maintenance. No Ground rent. Payment includes window cleaning, garden maintenance, external water tap point supply, external lighting and auto lighting to bin & bike store.

Outside –

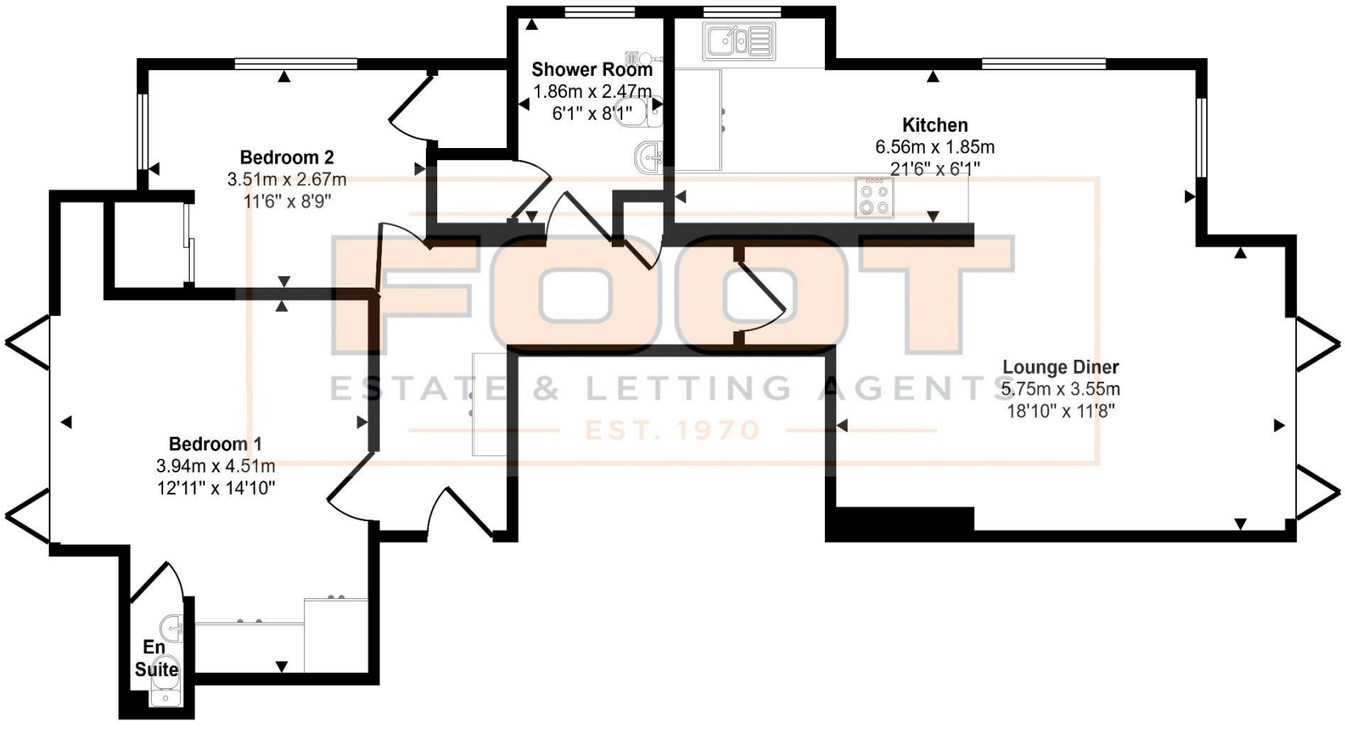
Communal gardens. Water tap point. Bin store and Bike store. Two allocated parking spaces.



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.

Approx Gross Internal Area
83 sq m / 891 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

