

**£169,995**

**Flat 3 Annes Court, 11 Sea Front**

Hayling Island, PO11 0AJ

## PROPERTY SUMMARY

This spacious, first floor, seafront apartment, comprises a good sized southerly aspect lounge with doors to a small patio benefitting from direct access to the beach, a fitted kitchen, shower room and two double bedrooms. Outside there is a large communal area beyond the private patio area, with wonderful views across The Solent. Parking is provided via a car port on the ground floor level. Viewing recommended.





## **HALLWAY**

**BEDROOM ONE** 14' 8" x 9' 1" (4.47m x 2.77m)

**BEDROOM TWO** 10' 11" x 9' 4" (3.33m x 2.84m)

## **SHOWER ROOM**

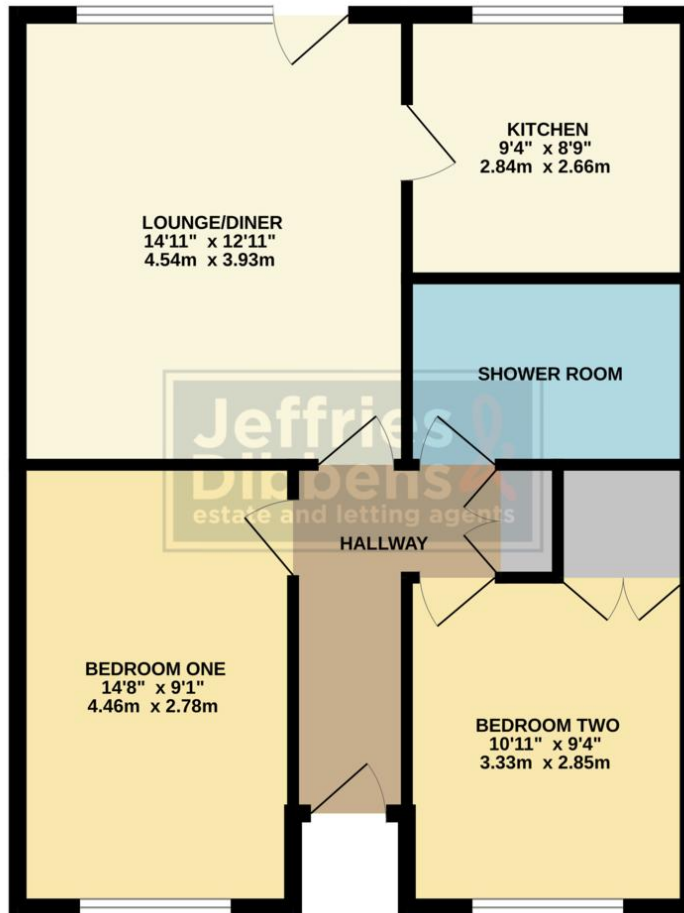
**LOUNGE/DINER** 14' 11" x 12' 11" (4.55m x 3.94m)

**KITCHEN** 9' 4" x 8' 9" (2.84m x 2.67m)

## **AGENTS NOTE**

We understand there are 244 years remaining on the lease. The seller informs us that the current service charge is £150/month and ground rent £200/year approx.

FIRST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



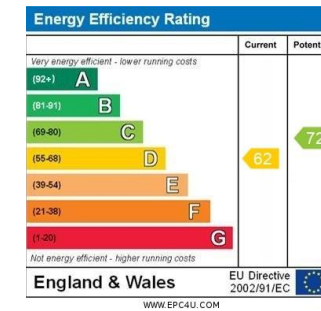
TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 B

**VIEWINGS**  
By prior appointment only



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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