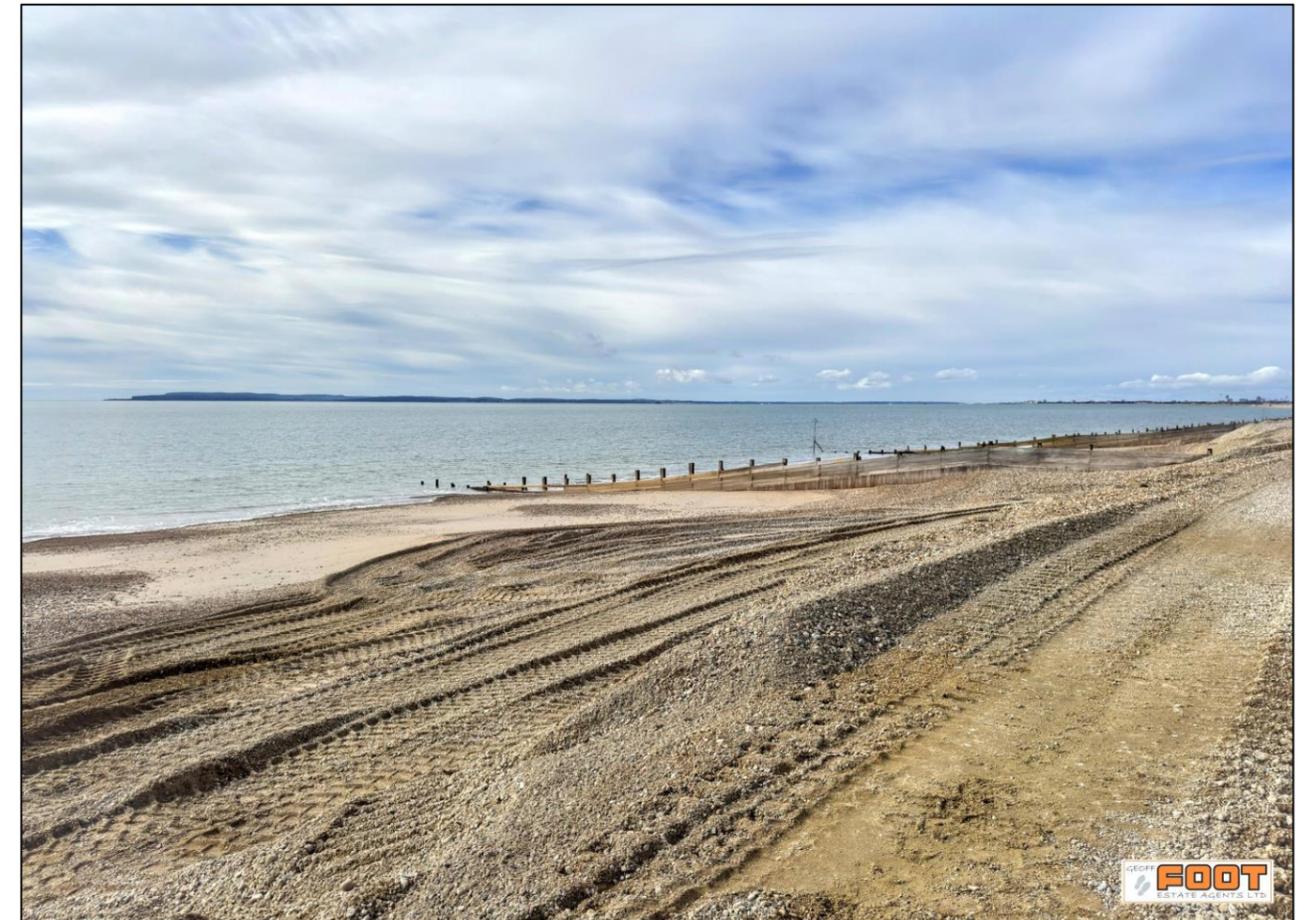




7 Sheerwater Court | PO11 9RJ | £325,000

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](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)



Situated directly on Hayling Seafront, this beautifully presented first-floor two-bedroom apartment offers exceptional coastal living with uninterrupted panoramic sea views from every principal room. Extending to over 850 sq ft, the property provides spacious and well-proportioned accommodation throughout. The lounge, kitchen, and both bedrooms all enjoy stunning direct sea views, while a south-facing balcony offers the perfect spot to relax and take in the ever-changing coastal outlook. The apartment is presented in a modern and well-maintained condition, creating a comfortable and stylish home ready to move straight into. Residents also benefit from a large communal garden with private access directly onto Hayling Promenade and the seafront, ideal for enjoying picturesque walks along the coastline with views across to the Isle of Wight. Further benefits include an allocated off-road parking space, a garage in block, and a share of the freehold with a long lease, offering both convenience and long-term security. The property is also offered with no forward chain, making it an excellent opportunity for a smooth purchase. Ideal for professionals, investors, or those seeking a home by the sea, this is a rare opportunity to secure a prime seafront position with truly outstanding views.

- **FIRST FLOOR TWO BEDROOM SEAFRONT APARTMENT (850+ SQ FT)**
- **PANORAMIC DIRECT SEA VIEWS FROM ALL PRINCIPAL ROOMS**
- **SOUTH FACING BALCONY WITH STUNNING COASTAL OUTLOOK**
- **SPACIOUS & WELL PROPORTIONED ACCOMMODATION**
- **MODERN & WELL PRESENTED THROUGHOUT**
- **COMMUNAL GARDEN WITH PRIVATE ACCESS TO PROMENADE**
- **ALLOCATED PARKING SPACE & GARAGE IN BLOCK**
- **SHARE OF FREEHOLD WITH LONG LEASE**
- **CONVENIENT TO PROMENADE, MARINA AND HAYLING ISLAND SAILING CLUB**
- **OFFERED WITH NO FORWARD CHAIN**

**Share of Freehold – 247 year lease | EPC: E | Council Tax Band: C**

The accommodation comprises:

**Communal door with intercom entry system. Stairs and lift to first floor. Oak front door to –**

**Hallway –**

Electric storage heater. Laminate flooring. Wall mounted telephone for intercom entry system. Wall mirror. Down lights. Deep built in storage cupboard with coats hanging space, shelving, consumer unit and electric meter. Light.

**Kitchen/Diner –**

Kitchen area comprising comprehensive range of shaker style wall and base cupboards and drawers fitted to three sides. 1.5 bowl single drainer sink unit and mixer tap set in work surface. space and plumbing for dishwasher, automatic washing machine and tumble drier. Concealed under cupboard lighting. Inset electric hob, backing, overhead extractor hood and built in oven below. Pull out drawers. Fridge with water dispenser, pull out freezer, drawers below. Two tall storage cupboards. Breakfast area with built in seating, cupboards below. Display corner work surface. Space for table and chairs. Laminate flooring. South facing double glazed window with superb views over promenade to Hayling Bay and I.O.W.

**Lounge –**

Dimplex night storage heater. Fireplace surround unit with coal effect electric fire. Full length double glazed windows offering superb sea views and double glazed door to

**Balcony –**

Tiled flooring. Glass screen. stunning views to I.O.W.

**Bedroom 1 –**

TV aerial point. Full length double glazed windows with vertical blinds to Balcony.

**Bedroom 2 –**

Double glazed sliding patio doors with vertical blinds to Balcony. TV aerial point.

**Family Shower Room –**

Corner shower enclosure with mixer shower. Vanity shelf with inset half wash hand basin, cupboard below, close coupled WC and concealed cistern. Wall mirror and wall cupboard unit over with display lighting. Chrome towel radiator. Ceramic wall and floor tiling. Down lights. Extractor fan. Built in cupboard with light, shelving and header tank.

**Outside –**

Extensive communal Garden area adjoining the promenade with direct access. Garage: in Block (number 7). Allocated Parking bay.

**Tenure –**

Leasehold with freehold share 299 years from March 1974. Therefore 247 years remaining. Service charge: £2191.00 per annum. Ground Rent: Nil

[To view the virtual tour for this property please scan the QR Code >>](#)



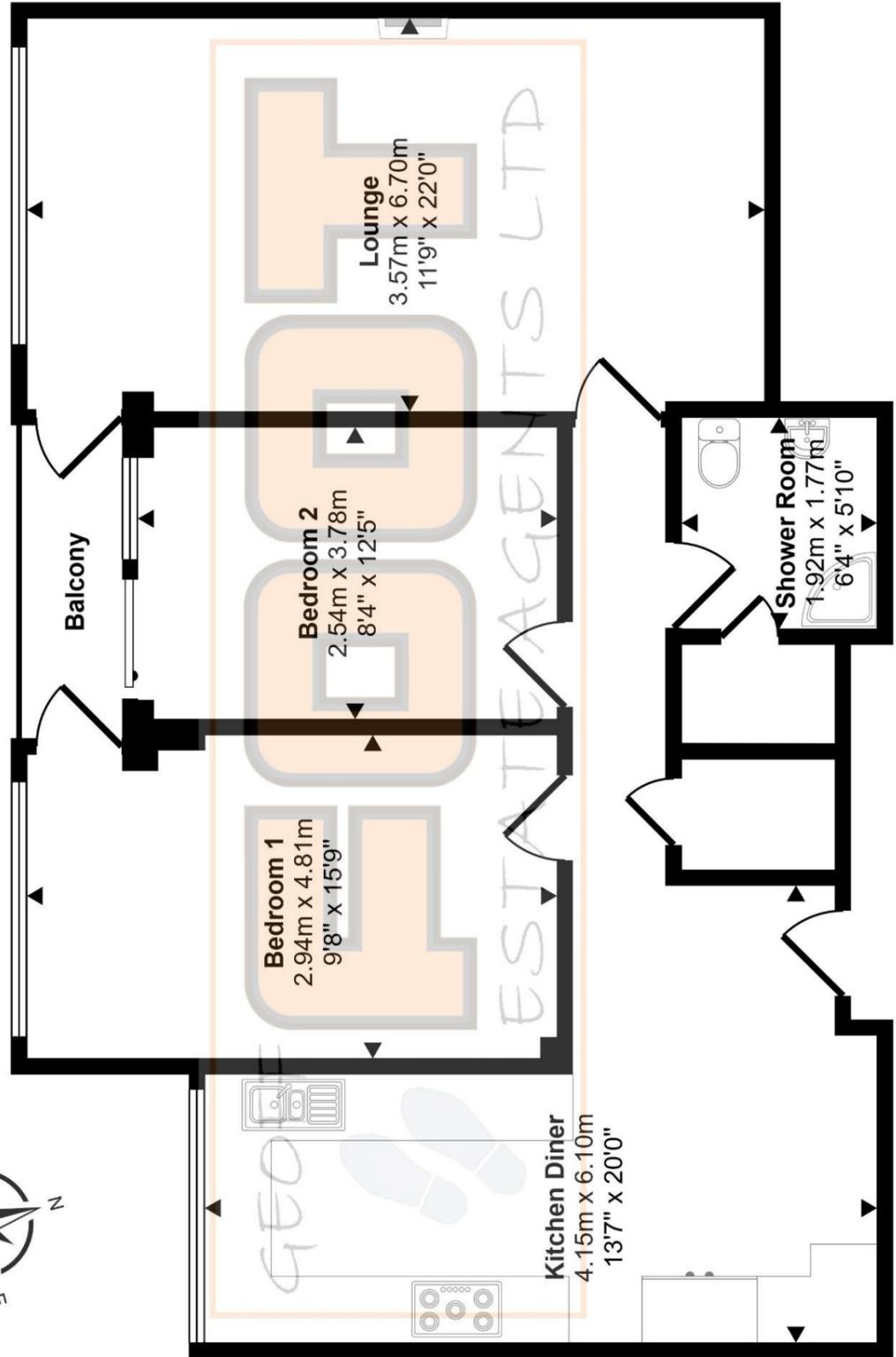
**IMPORTANT INFORMATION**

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
80 sq m / 859 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.