

Flat 1, 192 Southwood Road | PO11 9QL

£130,000

GEOFF FOOT ESTATE AGENTS LTD

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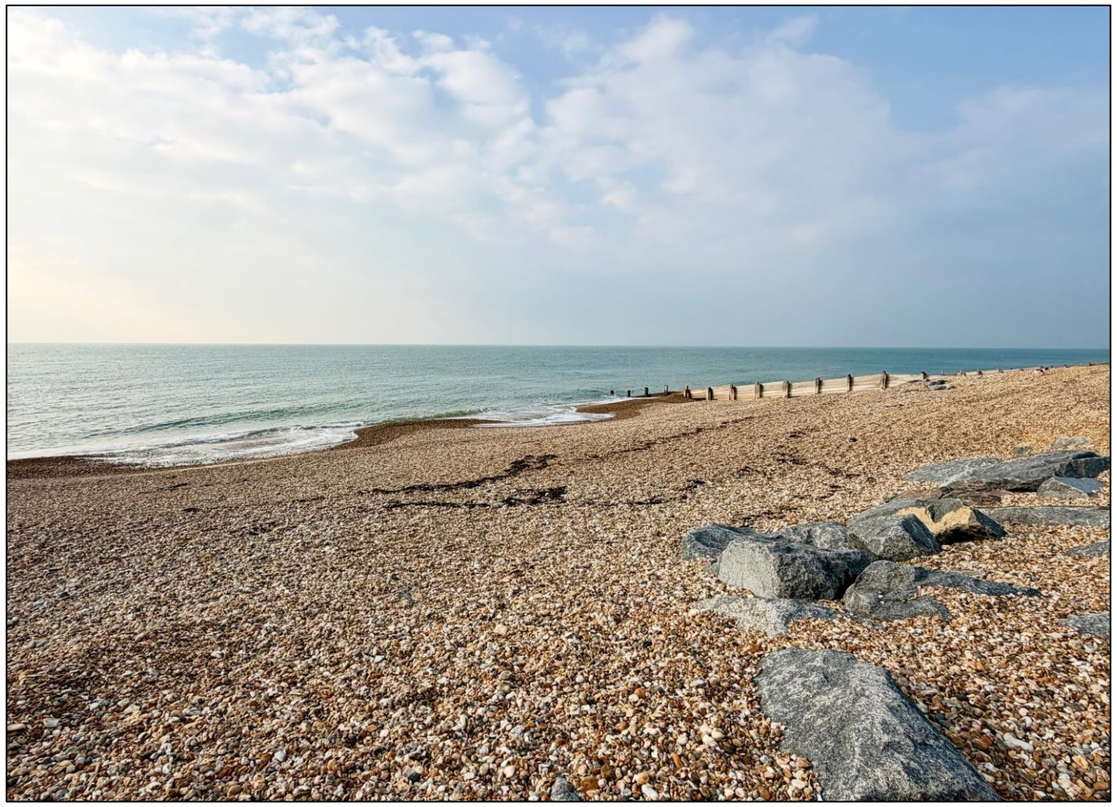








Enjoying a desirable seafront position on Hayling Island, this well-presented one-bedroom ground floor flat offers an excellent opportunity for those seeking coastal living. The well-proportioned accommodation comprises a comfortable lounge, fitted kitchen, double bedroom and bathroom. A particular highlight is the south-facing communal garden, which benefits from private access directly onto Hayling's promenade and seafront, ideal for enjoying coastal walks and the surrounding scenery. Conveniently situated for local bus routes, the property would make an ideal first-time purchase, investment or coastal retreat. Further benefits include a share of the freehold, an exceptionally long 959-year lease and no forward chain.



- ***MODERN ONE BEDROOM GROUND FLOOR FLAT***
- ***LONG LEASE: 959 Years***
- ***DIRECT BEACH ACCESS***
- ***RESIDENTS PARKING***
- ***LOCK UP STORE***
- ***DOUBLE GLAZING***
- ***ELECTRIC HEATING***
- ***ONE DOUBLE BEDROOM***
- ***OAK EFFECT FRONTED KITCHEN***
- ***CONVENIENT SEA FRONT AND NATURE RESERVE***

Leasehold with Freehold Share| EPC: D | Council Tax Band: A

The accommodation comprises:

Communal side entrance door. Meter box and door to number 1 which is located on the ground floor –

Hallway –

Laminate flooring. Double louvre fronted doors to cloaks cupboard with shelf and coats hanging space. Consumer unit.

Lounge – 11' 7'' x 14' 2'' (max) (3.53m x 4.31m)

Laminate flooring. Twin double glazed windows to front. Night storage heater. Pebble effect wall mounted electric fire. TV aerial point.

Kitchen – 8' 7'' x 6' 10'' (2.61m x 2.08m)

Oval poly carbonate sink and mixer tap set in work surface, cupboards below. Inset 4 ring electric hob with pull-out extractor over. Upright oven with cupboards over and below. Matching oak effect fronted wall cupboards, one glass fronted display cupboard. Tiled splash backs. Double glazed window with venetian blinds to side. Space and plumbing for automatic washing machine and tall fridge/freezer.

Bedroom 1 – 8' 9'' x 14' 1'' - max into door recess (2.66m x 4.29m)

Twin double glazed windows to front. Wall heater. TV aerial point. Wardrobe with hnaging rail and shelf, double cupboard over.

Bathroom –

White suite comprising panelled bath with mixer tap. Electric Triton shower over and screen. Pedestal wash han dbasin and close coupled WC. Electric towel wall heater. Dimplex heater. Obscure double glazed window to side. Prt ceramic wall tiling. Cupboard housing hot water tank. Wall cabinet.

Outside –

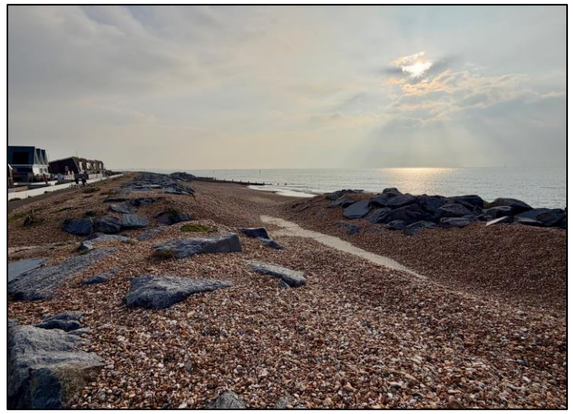
Individual storage cupboard. Communal grounds with direct beach access.

Tenure –

The property is offered with a SHARE OF FREEHOLD. Maintenance & Building Insurance: £300 per quarter Ground Rent: Nil Lease Remaining: 959 Years

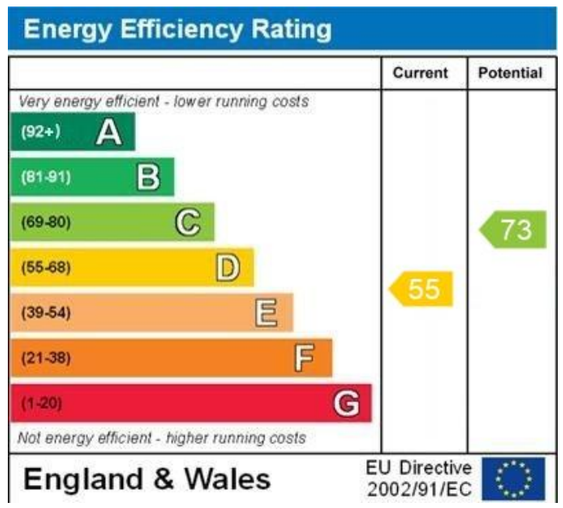












NATIONAL ASSOCIATION OF ESTATE AGENTS NAEA

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.