

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



Flat 3, Royal Apartments Sea Front, Hayling Island, PO11 0AD £425,000

Arden & Way are pleased to present this exceptional seafront residence within the prestigious Royal Apartments, a distinguished Grade II Listed building of late Georgian origin, formerly known as the Royal Hotel. Rich in character and coastal heritage, the building was sympathetically restored and converted in 1998, carefully preserving many of the elegant architectural features synonymous with the period, including sash cord windows, high coved ceilings and refined proportions throughout.

Occupying a desirable first-floor position, the apartment enjoys breathtaking south-facing views across the common towards the beach, the Solent and the Isle of Wight, creating an ever-changing coastal backdrop from the principal reception room. Accessed via a secure communal entrance, the property seamlessly combines period charm with modern convenience.

The generously proportioned accommodation includes a beautifully arranged 'L'-shaped lounge and dining room bathed in natural light from its impressive south-facing windows, a fitted kitchen with integrated appliances, three well-appointed double bedrooms, an elegant shower room and a private ensuite to the principal bedroom. The apartment further benefits from gas radiator heating, a private cellar storage area, landscaped communal gardens with seating areas, together with residents' and visitors' parking.

The Royal Apartments hold a prominent position along the seafront and remain one of the area's most recognisable historic buildings, offering a rare opportunity to acquire a home of character, history and outstanding coastal outlook. Situated within easy reach of Mengham Village amenities and the waterfront, this impressive residence perfectly balances timeless elegance with contemporary living.

For more information or to arrange a viewing please contact Arden & Way!

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

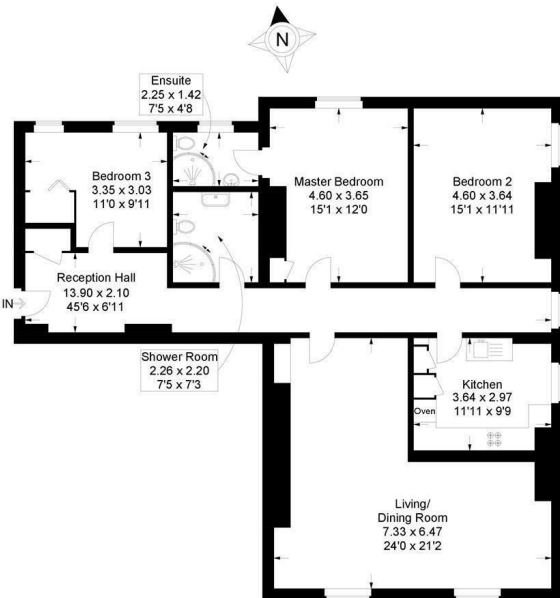
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Royal Apartments, Seafront, Hayling Island
Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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