



Flat 4, 161 Southwood Road | PO11 9PY | £135,000

GEOFF **FOOT**  
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*Internal viewing is highly recommended for this compact first floor flat located at south East Hayling and located just back from the Sea Front, convenient to Beach, Sailing Club and Nature Reserve. The communal Hallway has stairs to the first floor and flat 4. There is a Hallway, Kitchen, 2 Bedrooms, white Bathroom suite and South Facing Lounge with Balcony, offering pleasant Sea glimpses. Outside has an allocated parking space. The property is only suitable for CASH BUYERS, as the lease has dropped to 60 Years (approximately). Nicely presented and being offered with no forward chain!*

- **CASH BUYERS ONLY. 60 Years lease remaining.**
- **First floor flat just back from Sea Front with sea glimpses.**
- **South facing Lounge & Balcony.**
- **2 Bedrooms.**
- **Kitchen.**

- **White Bathroom suite.**
- **Electric heating system.**
- **Double glazing.**
- **Convenient Sailing Club, Sea front and coastal walks.**
- **Parking to the rear. No forward chain!**

**Leasehold**

**Council Tax Band: B**

The accommodation comprises:

**UPVC double glazed door to communal Hallway and stairs to first floor. –**

**Hallway –**

Built in airing cupboard housing hot water tank with cupboard over. Dimplex night storage heater.

**Lounge/Diner – 14' 0" x 11' 6" (4.26m x 3.50m)**

South facing. TV aerial point. Night storage heater. Dimmer switch. UPVC double glazed sliding patio doors with vertical blinds, leading to: South facing Balcony: Glass screen with stainless steel rail. Quarry tiled floor. Sea glimpses.

**Kitchen –**

Irregular shape. Single drainer sink unit and mixer tap set in work surface. Cupboards and drawers below. Plumbed in washing machine and included under counter, fridge and freezer. Tiled splash backs. Shelving. Inset 'New World' induction hob with over below and over head extractor hood. Range of white gloss fronted wall and base cupboards and drawers. Laminate flooring. Double glazed window to rear aspect.

**Bedroom 1 – 3' 6" x 10' 3" (1.07m x 3.12m)**

Electric radiator. Tv and telephone aerial point. South facing double glazed window with vertical blinds, to front aspect.

**Bedroom 2 – 11' 0" x 6' 10" into door recess (3.35m x 2.08m)**

Double glazed window to rear elevation. Dimplex electric heater and telephone point.

**Bathroom –**

White suite comprising close coupled WC, half inset wash hand basin with mixer tap and cupboard below. Panelled bath with mixer tap and handheld shower attachment. Curtain rail. Mirror fronted bathroom cabinet, extractor and wall mirror. Strip light/shaver point. Ceramic wall tiling. Slip resistant flooring.

**Outside –**

Allocated parking space to the rear of block. Outside water tap point.

**Tenure –**

Leasehold: 60 years remaining. Cash buyers only. Ground rent: £433 p.a (approx). service charge: £600 p.a. (approx). Includes Building Insurance and cleaning. Cost to renew lease quoted as approximately £29,000 by Vendor (not checked).



**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.

