

Hugh Hickman & Son

Valuers and Estate Agents

8 ELM GROVE, HAYLING ISLAND, HAMPSHIRE PO11 9EF

Telephone No: 023 9246 3008

www.hughhickman.co.uk

post@hughhickman.co.uk



Hugh Hickman and Son are very pleased to offer for sale, this well presented second floor two bedroom flat, which is located in a sought after gated block on Hayling Seafront. The property is situated only a few yards from the beach and a short drive from Hayling Island Sailing Club with all its boating facilities. The property has many features including UPVC double glazing and superb sea views towards the Solent and the Isle of Wight. The accommodation comprises a hallway, south facing lounge / diner, (which has excellent sea views towards the Solent and the Isle of Wight), an attractive kitchen / breakfast room, a modern shower room and two bedrooms. The property also has a south facing balcony, (with superb seaviews towards the Solent and the Isle of Wight and is accessed from the lounge and the two bedrooms), a garage and its own car parking space. Havant Town Centre with its train service to London is also only an approximate twenty-minute drive away. Internal viewing is strongly advised to fully appreciate this flat and by appointment only please, through Hugh Hickman and Son.

**FLAT 11 SHEERWATER COURT
SOUTHWOOD ROAD, HAYLING ISLAND
HAMPSHIRE, PO11 9RJ
£345,000 LEASEHOLD**

Hugh Hickman and Son Limited, Registered in England No: 09355308 Registered Office: 8 Elm Grove, Hayling Island, Hampshire, PO11 9EF
VAT No: 107 6574 65

Directors: P. HICKMAN, S. HICKMAN, D. BAILEY

These Particulars are believed to be correct but their accuracy cannot be guaranteed, nor do they form any part of any contract



The accommodation comprises:

Communal front door, (with an intercom system to all flats), to the communal hallway. Stairs and a lift to all floors. Front door to **Flat 11**.

HALLWAY Access through to the kitchen / breakfast room. Laminated wood flooring. Dimplex night storage heater. Spacious walk in cupboard, (which has shelving and an electric light). Coved ceiling. Doors leading to:

LOUNGE / DINER **21'11" x 11'3" (6.68m x 3.42m)** Very large south facing UPVC double glazed window, (which has excellent sea views towards the Solent and the Isle of Wight). Dimplex Quantum heater. Coved ceiling. Television point. Feature fitted log effect electric fire with an attractive surround. Dimplex night storage heater. UPVC double glazed door to the south facing balcony, (which has superb sea views towards the Solent and the Isle of Wight). Dimmer switch. Two ceiling fans and lights.

KITCHEN / BREAKFAST ROOM **20'3" x 9'1" (6.17m x 2.76m)** The kitchen area is fitted on all sides with attractive units. Range of worktops with drawers and cupboards under. Inset single drainer stainless steel sink unit with mixer taps and a cupboard under. Matching high level cupboards. Recess for an oven. Recess with plumbing for a washing machine. Recess for a tumble dryer. Walls part tiled. Coved ceiling. Four multi-directional ceiling spotlights. Laminated wood flooring. Large south facing UPVC double glazed window with pleasant sea views. The breakfast area has laminated wood flooring. Coved ceiling. Space for a fridge/freezer. Ceiling fan and light.

BEDROOM 1 **15'7" x 9'1" (4.74m x 2.76m)** Very wide south facing UPVC double glazed window with excellent sea views. UPVC double glazed door to the south facing balcony. Range of attractive fitted bedroom furniture, (including wardrobes, drawers and cupboards). Ceiling fan and light. Coved ceiling. Dimplex night storage heater.

BEDROOM 2 **12' x 8'9" (3.65m x 2.66m)** South facing UPVC double glazed patio door, (with very pleasant sea views), to the south facing balcony. Coved ceiling. Ceiling fan and light. Double door fitted wardrobe. Dimplex night storage heater.

SHOWER ROOM Fitted with an attractive modern white suite, (approximately six months ago). Low level WC. Feature vanity wash hand basin with mixer taps and a cupboard under. Wide fully tiled shower enclosure with a Mira shower. Three multi-directional ceiling spotlights. Fitted cabinet with a mirrored front. Walls fully tiled. Extractor. Spacious built in airing cupboard which houses the hot water tank and shelving.

OUTSIDE Garage in block. Allocated car parking space. Visitor car parking spaces. Locked gate giving access to the large South facing communal garden area, which gives access onto the promenade and beach.

NOTES

We are informed of the following information:-

Council Tax Band C

Lease term has approximately 249 years remaining.

Current annual service charge is approximately £2,191.00 per annum.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT THROUGH HUGH HICKMAN AND SON

Please note the services and appliances have not been tested and all measurements are approximate.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Opening Hours : 9.00 am to 5.30 pm Monday to Friday

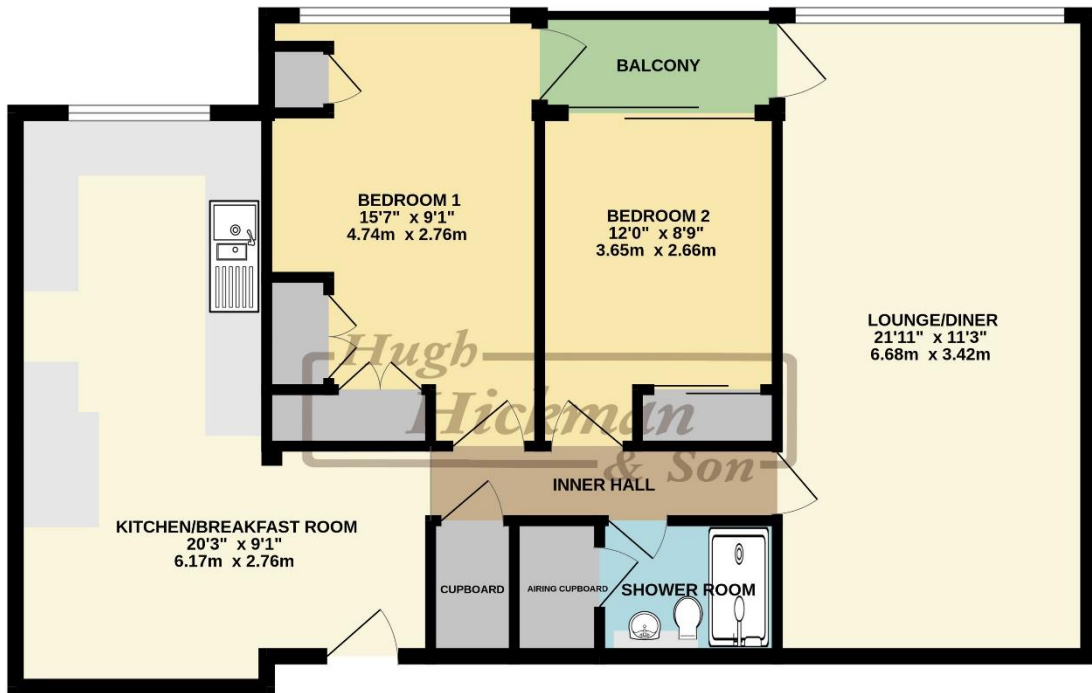
9.00 am to 3.00 pm Saturday







SECOND FLOOR



GUIDANCE USE ONLY : NOT TO SCALE

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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