



90A Southwood Road | PO11 9QF | £210,000

Leasehold with 25% freehold share

GEOFF



FOOT

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Internal viewing is highly recommended for this spacious 2 bedroom first floor flat on the Sea Front offering stunning Sea Views across Hayling Bay to the IOW and having direct beach access. The communal door leads to just 2 flats and also has parking. There is a south facing Lounge, generous sized Kitchen and a pastel Bathroom suite. The property has 25% share of the Freehold and is being offered with vacant possession. Some updating required. No forward Chain!

- **First floor flat in small block of only 4 in South East Hayling.**
- **Two Bedrooms. South facing Lounge.**
- **Generous sized Kitchen.**
- **Pastel Bathroom suite.**
- **Gas heating system. Double glazing.**

- **Allocated parking to the front.**
- **Extensive communal grounds adjoining promenade.**
- **Direct beach access and stunning views across Hayling Bay to IOW.**
- **Some updating required.**
- **25% Share of freehold. No forward chain!**

● **Leasehold with Freehold Share * Council Tax Band: C ***

The accommodation comprises:

UPVC double glazed communal door to staircase rising to first floor landing and flat A. –

Entrance Hallway –

Two radiators. Airing cupboard housing hot water tank with shelving and storage space. Wall mounted thermostat for heating system. Telephone point. Built in storage cupboard with hanging rail and shelving. Access to loft space.

South facing Lounge – 17' 6" x 9' 9" (5.33m x 2.97m)

L-Shaped measure to maximum. Twin south facing UPVC double glazed windows over looking Hayling Sea Front with pleasant views over Hayling Bay to the I.O.W. Two radiators. TV aerial point. Servery from kitchen.

Kitchen – 14' 3" x 8' 10" (4.34m x 2.69m)

Single drainer stainless steel sink unit set in work surface, tiled splash backs. Range of matching base units fitted to three sides. Space and plumbing for automatic washing machine. inset 4-ring gas hob with electric built in oven below. Gas boiler with heating/hot water timer control switch. Space for tall fridge/freezer. UPVC double glazed window to side aspect. Strip lighting.

Bedroom 1 – 11' 8" x 8' 5" (3.55m x 2.56m)

UPVC double glazed window to front aspect. Double radiator. Deep built in double wardrobe with hanging rail and shelving. TV aerial point.

Bedroom 2 – 11' 8" x 8' 8" (3.55m x 2.64m)

UPVC double glazed window to front aspect. Radiator.

Bathroom –

White suite comprising panelled bath with wall mounted 'Mira Sport' electric shower over. Close coupled WC and pedestal wash hand basin. Ceramic wall tiling. Radiator. Wall mirror with lights. UPVC double glazed window to side aspect.

Outside –

South facing Communal gardens with large patio area. Shingle laid area leading to steps to adjoining promenade offering direct beach access.

Tenure –

Lease hold with 25% share of Freehold.

Ground Rent: Nil. Maintenance: £700 per year.

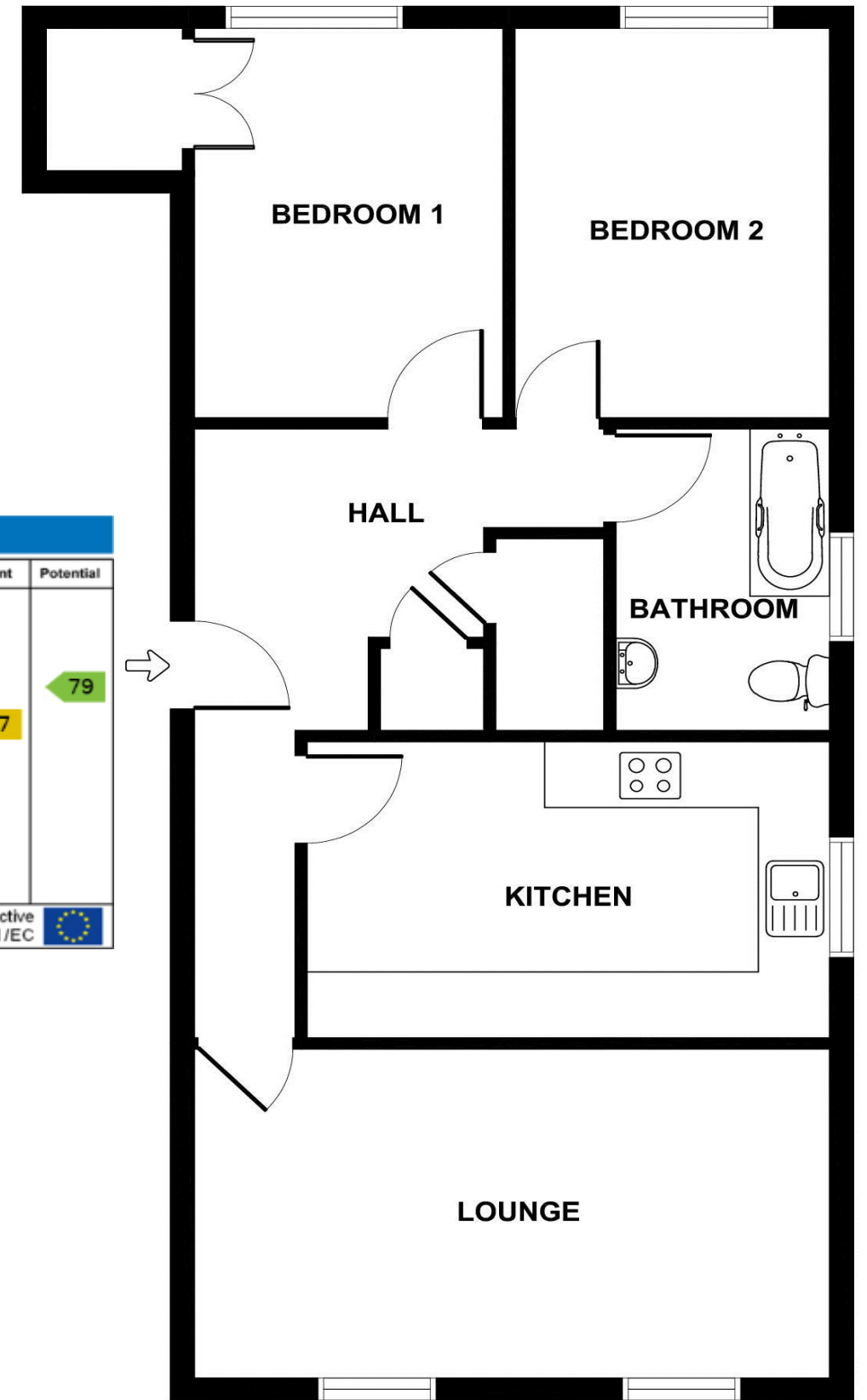
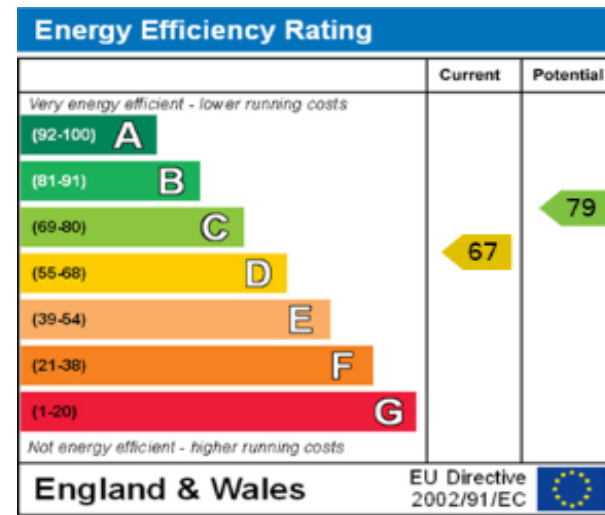
- Includes window cleaning.

989 years (approx) remainina. No Forward Chain!



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.



90A SOUTHWOOD ROAD

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE