



5 Kilrush Court | PO11 9PZ | £150,000



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Geoff Foots are delighted to offer for sale this 1st floor, 1 bedroom flat, located in South/East Hayling just back from the sea front. The property, which has recently been modernised throughout, offers a spacious open plan lounge/kitchen with breakfast bar divider, with south facing windows offering sea glimpses over Hayling Seafront. The

- **RECENTLY MODERNISED 1 BEDROOM FLAT**
- **1st FLOOR OFFERING SEA GLIMPSES**
- **DOUBLE BEDROOM WITH BUILT IN WARDROBE**
- **SPACIOUS SOUTH FACING OPEN PLAN LOUNGE/KITCHEN**
- **NEWLY FITTED KITCHEN**
- **ALLOCATED PARKING SPACE**
- **MODERN BATHROOM**
- **GAS CENTRAL HEATING AND DOUBLE GLAZING**
- **LOCATED JUST BACK FROM SEA FRONT**
- **OFFERED WITH NEW 160 YEAR LEASE AND NO FORWARD CHAIN**

Leasehold | 160 year lease | Council Tax Band: A

The accommodation comprises:

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The property, which has recently been modernised throughout, offers a spacious open plan lounge/kitchen with breakfast bar divider, with south facing windows offering sea glimpses over Hayling Seafront.

The contemporary kitchen area consists of a range of light grey fronted wall and base units, space and plumbing for a washing machine, low level 'Cato' electric oven/grill with a 4 ring gas hob above and space for a tall fridge/freezer.

The modern bathroom comprises a white suit with panelled bath and wall mounted mains shower, pedestal wash hand basin and close coupled WC. There is attractive grey wall tiles forming splashbacks to one and a half walls.

The double bedroom offers ample space for a bed and other bedroom furniture, it also benefits from a built-in wardrobe.

The property is set just back from Hayling Sea Front and with multiple access points from Southwood Road giving access to the beach, it is ideal for beach goers during the summer months and for those who enjoy walks throughout the year.

The owner is currently arranging a new lease for potential buyers and the property will be sold with a new lease of 160 years.

The property comes with one allocated off road parking space.

This property is being offered with no forward chain.

Ideal for first time buyers, investors or those looking for a sea front holiday home or a property close to the nearby sailing club (H.I.S.C)

Internal viewing highly recommended.

Room Sizes –

Lounge/Kitchen - 16'6" x 11'10" (narrowing to 8'5")

Kitchen Area – 8'5" x 8'3"

Lounge Area – 11'10 x 10'2"

Bedroom 1 - 10'10" x 9'10"



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.

