



6 Wyndhaven Court, 86 Southwood Road | PO11 9QF | Offers in excess £150,000

Leasehold with Freehold share



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Internal viewing is highly recommended for this One double Bedroom flat in a small block of only 6, on the Seafront offering direct beach access off the Communal gardens that adjoins the promenade. There is intercom access and stairs to the first floor landing. Inside the flat is a Hallway with Kitchen, Bathroom, Bedroom and Lounge. All the rooms benefit from double glazed 'tilt and turn' windows and there is newly laid carpet to most rooms. Outside has visitor and residents parking and bin store area. The property is offered as Leasehold with a FREEHOLD SHARE and has the remainder of a 999years lease from 1987.

No forward chain!

- **One double Bedroom first floor flat on Sea Front.**
- **Small block. Newly fitted carpets.**
- **Upvc double glazed 'tilt and turn' windows.**
- **Gas heating system.**
- **Spacious Lounge.**
- **Leasehold with FREEHOLD share. Long Lease.**
- **Kitchen to side elevation.**
- **Pastel Bathroom suite.**
- **Visitors and own parking space. Car port.**
- **Communal Gardens adjoining promenade with direct beach access.**
- **Ideal investment or First-time buyer. No chain.**

Share of Freehold | Council Tax Band: A

The accommodation comprises:

Intercom entrance to communal Hallway, stairs to first floor landing and flat 6. –

Hallway –

Wall mounted intercom entry phone. Radiator. wall thermostat. Built in cupboard with shelf and consumer unit. Access to loft space. Panel glazed door to

Lounge – 11' 3" x 11' 1" (3.43m x 3.38m)

Twin double glazed 'tilt and turn' windows to front elevation. 'Adams style' fireplace with wooden surround, marble backing with matching hearth, electric coal effect fire. Radiator. Telephone point. 2 wall light points.

Kitchen – 8' 10" x 4' 6" (2.69m x 1.37m)

Upvc double glazed 'tilt and turn' window to side aspect. Single drainer stainless steel sink unit with mixer tap set in work surface, cupboards and drawers below. Tiled splash backs. wall mounted 'Worcester' gas boiler. Space and plumbing for automatic washing machine. Return work surface with inset 4-ring electric hob, built in oven below and over head extractor hood. Space for tall fridge/freezer. Radiator. Vinyl flooring.

Bedroom – 11' 4" x 8' 9" (3.45m x 2.66m)

Double glazed Upvc 'tilt and turn' window to front elevation. Radiator.

Bathroom –

Pastel suite comprising panelled bath with twin grips, mixer tap/ handheld shower. Pedestal wash hand basin with mirror and glass display shelf over. Close coupled WC. Extractor fan. Ceramic wall tiling. Radiator. Vinyl slip-resistant flooring.

Outside –

Visitor and residents parking. Communal gardens. bin store area. Direct beach access. 2 Communal storage cupboards.

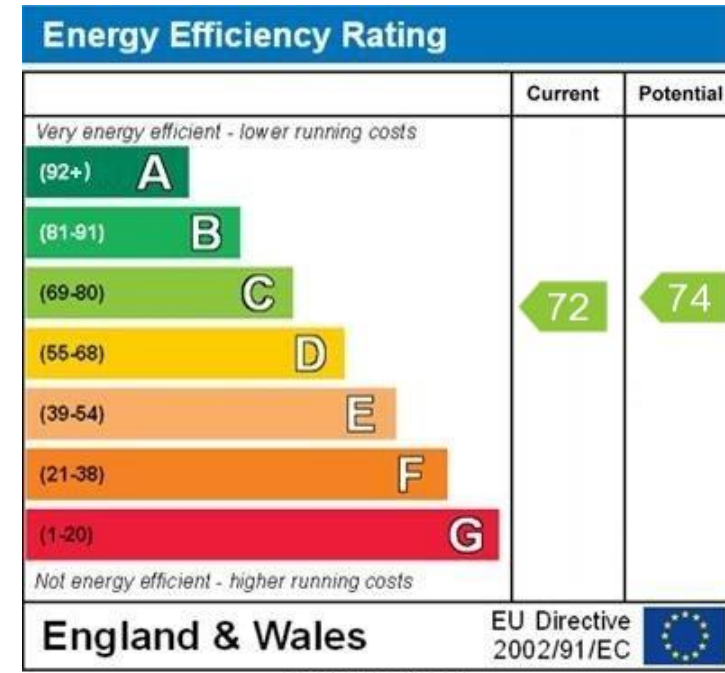
Tenure –

Leasehold with freehold share. 999 years from 24th June 1987, therefore 963 years remaining. Service/ Management charge £58 per month. ground rent: Nil. No forward chain! ** Newly laid carpets **



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.



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