



9 Gorseway, 354 Sea Front | PO11 0BA | £129,995 Leasehold

GEOFF **FOOT**  
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*Geoff Foots are please to offer this GROUND floor apartment in an established retirement complex just back from the Sea Front at WEST Hayling. The Hallway leads to TWO Bedrooms, Bathroom, Kitchen and a SOUTH facing Lounge with French doors opening onto a small PATIO area. There are electric wall heaters and double glazing. Each room has pull cords to alert the warden in an emergency. Ample casual parking is on site in two areas and there are communal GARDENS, use of a laundry room and drying lines. The apartment is leasehold, with an option to extend the length of lease by separate negotiation.*

**NO FORWARD CHAIN!**

- **Two Bedroom ground floor apartment in retirement complex.**
- **Electric heating system. Double glazing.**
- **Kitchen area. Bathroom.**
- **South facing Lounge leading out onto patio area.**
- **Communal gardens, laundry room and drying lines. Ample parking.**
- **Just back from Sea Front at West Hayling.**
- **Pull cords to all rooms to alert warden in emergency.**
- **Leasehold 68 years remaining.**
- **Lease extension available by separate negotiation.**
- **No forward chain!**

**Leasehold | EPC: D | Council Tax Band: C**



The accommodation comprises:

**Obscure glazed door to –**

**Entrance Hallway –**

Coats hanging space. Double built in airing cupboard housing hot water tank, immersion heater and shelving. Electric wall heater. High level cupboard with electric meter and fuses. Wall mounted intercom system for alert to warden.

**Lounge – 19' 3" x 9' 8" (5.86m x 2.94m)**

Telephone point. Electric wall heater. TV aerial point. UPVC double glazed French doors leading out onto small south facing patio area. Open access to

**Kitchen – 7' 9" x 6' 3" (2.36m x 1.90m)**

Single drainer stainless steel sink unit with mixer tap, cupboards and drawers below. Tiled splash backs. Return work surface with range of matching light colour fronted wall and base cupboards. 'Belling' electric cooker. Space for tall fridge/freezer. UPVC mahogany effect double glazed window with fitted roller blind.

**Bedroom 1 – 10' 1" x 9' 8" (3.07m x 2.94m)**

'Dimplex' electric wall heater. Double sliding door fronted built in wardrobe with hanging rail and shelf. UPVC mahogany effect double glazed window overlooking communal gardens.

**Bedroom 2 – 7' 10" x 7' 6" (2.39m x 2.28m)**

UPVC mahogany effect double glazed window. Double sliding door fronted wardrobe with hanging rail and shelf.

**Bathroom –**

Pastel suite comprising panelled bath with twin hand rails and wall mounted 'Triton T80' electric shower over. Close coupled WC and pedestal wash hand basin. Ceramic wall tiling. Extractor fan, wall cabinet, shaver point and electric towel rail.

**Outside –**

South facing paved patio area. Trellis for climber. Variegated Cordeline. Shingle area for seating and tubs etc. Space for patio table and chairs. Communal gardens. Drying lines and laundry room.

**Tenure –**

Leasehold. 68 years remaining (Can be extended on completion by separate negotiation ).  
Maintenance: £480 per quarter. Ground Rent: £250 per annum. 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.

