



**12 Annes Court | PO11 0AJ | £199,950**

GEOFF **FOOT**  
ESTATE AGENTS LTD

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Geoff Foots are pleased to offer to the market this second floor, two bedroom flat which is situated along the sea front in South/West Hayling. The property is located in a popular area being close to Hayling Sea Front with its beaches and coastal walks, Hayling golf club, bus routes and is not far from both West Town's and Mengham's local shops and amenities. The property benefits from an allocated car port, offering off road parking and features superb sea views from the lounge, kitchen and balcony as each are south facing. The property is leasehold and comes offered with a long lease of 245 years.

- **TWO BEDROOMS**
- **SOUTH FACING LOUNGE**
- **SEA VIEWS**
- **SOUTH FACING KITCHEN**
- **BATHROOM**
- **BALCONY**
- **DOUBLE GLAZING**
- **ELECTRIC HEATING SYSTEM**
- **CARPORT AND STORAGE CUPBOARD**
- **LEASEHOLD WITH LONG LEASE**

**Leasehold | Council Tax Band: B**

## The accommodation comprises:

Security intercom, doors to communal stairs and lift providing access to all floors. Recessed porch, meter box.  
Door into:

### Hallway –

Security intercom receiver. Built in double cupboard with hanging rail and shelf over.

### South Facing Lounge – 14' 11" x 13' 0" (4.54m x 3.96m)

Electric radiator. telephone point. Double glazed window offering views over Hayling seafront. Double glazed door leading onto balcony with room for small table and chairs.

### Kitchen – 9' 4" x 9' 4" (2.84m x 2.84m)

Single drainer sink unit set in solid wood worksurface with cupboards below. range of matching wall and base cupboards and drawers. Return worksurface with inset 'Beko' ceramic hob, 'Hotpoint' oven below. Space and plumbing for washing machine and space for tall fridge freezer. Tiled splashbacks. Triple spotlights. South facing double glazed window offering sea views over to the Isle of Wight. Return work surface forming divider and offering breakfast bar space.

### Bedroom 1 – 14' 7" x 9' 1" (4.44m x 2.77m)

Double glazed window to front. Electric radiator.

### Bedroom 2 – 11' 4" x 9' 6" (3.45m x 2.89m)

Double glazed window to front. Electric radiator. Built in double cupboard housing hot water tank and immersion heater with a hanging rail and shelf over.

### Bathroom –

White suite comprising panelled bath with shower over. Pedestal wash hand basin. Close coupled WC. Extractor fan. Wall cupboard. 'Slate' effect floor tiling. Tiled splashbacks.

### Outside –

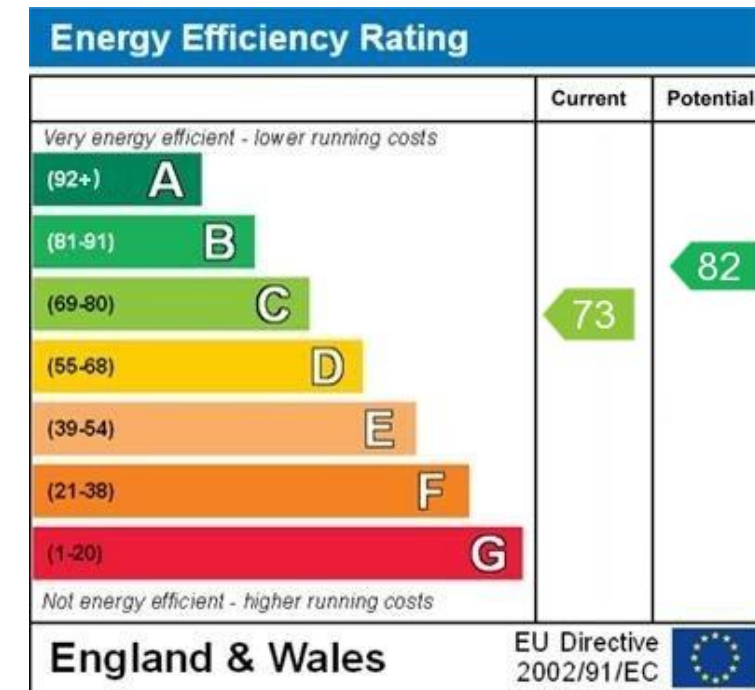
Car Port: Number 12 Storage Cupboard: Number 4

### Lease Information –

Leasehold

Lease Remaining: 245 years (approx.)

Ground rent, maintenance and building insurance: £110pcm



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### 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.

