



Flat 7 Anchor Court | PO11 9UR | £225,000

GEOFF **FOOT**  
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*Early viewing is advised for this first floor flat in a modern block located on the Sea Front with stunning views across to I.O.W. and The Wittering's offering direct beach access. There are 2 Bedrooms, Bathroom and Kitchen off the South facing Lounge & Balcony. Outside is an extensive communal garden adjoining the promenade, security access and car parking spaces. Ideal for FTB's, Investors or holiday/weekend home. No Forward Chain!*

**Leasehold | 101 Year Lease (approx) | Council Tax Band: B**

- **Sought after Sea Front location.**
- **Spacious two bedroom apartment.**
- **Communal security entrance, Stairs to first floor.**
- **South facing Lounge, Bedroom and Balcony.**
- **Superb seaviews over Hayling Bay to I.O.W, Witterings and Southsea.**
- **Direct Beach and promenade access. Extensive communal gardens.**
- **Double glazing. Electric heating system.**
- **Kitchen and Bathroom. Allocated parking.**
- **Ideal FTB's, Investment or weekend home.**
- **NO FORWARD CHAIN!**

The accommodation comprises:

**Communal security entrance with intercom system. Stairs to first floor and number 7. –**

**Entrance Hallway –**

Electric wall heater, coats hanging space, double built in storage cupboard with shelf, light and consumer unit. Intercom entry phone system. Telephone points. Built in airing cupboard housing 'Heatre Sadia Megaflo' hot water tank, stop cock and rail.

**Lounge – 14' 8" x 12' 4" (4.47m x 3.76m)**

Electric wall heater. TV aerial and cable point. Double glazed sliding patio doors to: BALCONY: Wrought iron railings and slip resistant flooring. Direct stunning views from The Witterings across promenade to IOW and around to Southsea.

**Kitchen – 8' 6" x 7' 8" (2.59m x 2.34m)**

Range of grey fronted wall and base cupboards and drawers fitted to three sides. 1 1/4 bowl single drainer stainless steel sink unit and mixer tap set in laminate work surface. Inset stainless steel 4-ring 'Whirlpool' electric hob, built in oven below and overhead extractor hood. Tiled splash backs. Two glass fronted display cupboards. Space for tall fridge/freezer. Double glazed window to side elevation, tiled flooring, space and plumbing for automatic washing machine and open access from lounge.

**Bedroom 1 – 11' 5" x 10' 1" plus door recess. (3.48m x 3.07m)**

Double glazed window to front elevation. Electric wall heater.

**Bedroom 2 – 14' 1" x 8' 1" (4.29m x 2.46m)**

Electric wall heater. South facing double glazed window offering superb views to I.O.W. over Hayling Bay and promenade.

**Bathroom –**

White suite comprising paneled bath and wall mounted shower and rail over. Pedestal wash hand basin and close coupled WC. Tiled splash backs, wall mirror, 'Dimplex' wall heater. Mirror fronted cabinet. Obscure double glazed window to side elevation with venetian blind.

**Outside –**

Allocated parking space and visitors. Extensive communal grounds adjoining promenade offering direct beach access and superb sea views. **NO FORWARD CHAIN!**

**Tenure –**

Leasehold. 125 year lease from March 1996 (101 years, approx, remaining). Service charge £805 per annum. Ground rent £50 p.a.



**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.

