



GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Flat D, 3 Elm Grove**  
Hayling Island PO11 9EA

**Offers Over: £215,000**

**DESCRIPTION**

Wainwright Estates are pleased to offer this Immaculate, two bedroom, first floor flat, built only two years ago and situated in the heart of Mengham village within walking distance to all of he local shops, amenities, doctors, bus routes and the beach! The property internally has a contemporary feel throughout and is extremely bright especially the open plan kitchen/lounge with Juliet Balcony. There's a sleek, modern fitted kitchen with breakfast bar as well as an integrated washing machine, fridge and separate freezer. You will also find two double bedrooms and a modern fitted bathroom. Additional benefits come in the form of double glazing, gas central heating, an allocated parking space and communal storage/bike shed. A huge bonus is the fact this property is 'Share of Freehold' and there's currently no maintenance or ground charges making it an ideal investment opportunity or perfect for a first time buyer looking to get onto the property ladder. Internal viewing highly recommended to fully appreciate the high quality finish throughout and space on offer.

**ACCOMMODATION**

FIRST FLOOR FLAT

ENTRANCE HALL

OPEN PLAN KITCHEN/LOUNGE: 23' 5" x 12' 9" (7.13m x 3.88m)

BEDROOM 1: 15' 5" x 8' 7" (4.70m x 2.61m)

BEDROOM 2: 9' 5" x 9' 2" (2.87m x 2.79m)

BATHROOM: 9' 1" x 4' 9" (2.77m x 1.45m)



**OUTSIDE**

ALLOCATED PARKING SPACE

**LEASE DETAILS**

Share of freehold  
97 Years remaining on lease  
Currently no maintenance or ground rent charges.

**COUNCIL TAX – Havant Borough Council Band B**

