



Flat 6, Sheerwater Court, Southwood Road
Hayling Island, PO11 9RJ

Offers Over £375,000

co**groves**

Sales, Rentals and Block Management

Flat 6, Sheerwater Court, Southwood Road, Hayling Island, PO11 9RJ

GUIDE PRICE £375,000-£400,000. SOUTHERLY FACING 3 BEDROOM APARTMENT WITH STUNNING VIEWS OVER THE SOLENT & TOWARDS THE ISLE OF WIGHT. OFFERED WITH SHARE OF FREEHOLD, SOUTHERLY FACING BALCONY, GARAGE, PARKING & VISITOR PARKING. We are delighted to offer this immaculately presented light and airy 3 bedroom 1st floor apartment with lift. The accommodation comprises 3 double bedrooms, large lounge, fitted kitchen/breakfast room, shower room, separate cloakroom and plenty of storage, along with Hammonds fitted bedroom furniture in bedrooms 1 & 2. Situated within this sought after and gated block on Hayling seafront with large communal gardens providing direct access to seafront.

Location

The property is situated just a few yards from the beach/seafront and a short drive from Hayling Island sailing Club with all its boating facilities. Havant Town Centre with its trainline service to London is only approximately 20 minutes drive away.

Internal Viewings

Strictly by appointment via Cosgroves who are also the managing agent of this block.

Communal Entrance

Security intercom system providing access to the clean and tidy communal entrance, which in turn gives access to communal hall, with stairs and lift to first floor.

Personal Flat Front Door To:

Entrance Hall

Dimplex night storage heater, security entry/intercom handset, coved and textured ceiling, cupboard with light housing electric meter, electric consumer unit and shelving. Additional large storage/airing cupboard housing the recently installed stainless steel hot water and header tank/pump, shelving and light.

Lounge

25'7 x 19'5 (7.80m x 5.92m)

Large floor to ceiling southerly facing window offering delightful sea views over The Solent and towards the isle of Wight. Coved and textured ceiling, two ceiling roses, wall light points, two Dimplex night storage heaters.

Kitchen/Breakfast Room

20'3 x 8'4 (6.17m x 2.54m)

One and a half bowl stainless steel sink unit with mixer tap, waste disposal and drainer. Excellent range of kitchen cupboards and drawers with blue Quartz worktops. Neff Induction hob with extractor, Neff oven and separate combination Neff oven/microwave, warming drawer. Plumbing for washing machine and dishwasher,

space for fridge/freezer. Southerly facing double glazed window offering delightful sea views of The Solent and towards the Isle of Wight. Part tiled walls, spotlights, space for table and chairs, Dimplex night storage heater, coved and textured ceiling.

Bedroom 1

15'11 x 11' (4.85m x 3.35m)

Large floor to ceiling southerly facing window with stunning sea views of The Solent and towards the Isle of Wight. Excellent range of Hammonds bedroom furniture including wardrobes, drawers, bedside cabinets and head board. Ceiling rose, wall lights and double glazed door to balcony.

Bedroom 2

12'2 x 10' (3.71m x 3.05m)

Southerly facing double glazed sliding doors to balcony with delightful sea views of The Solent and towards the Isle of Wight. Excellent range of fitted Hammonds bedroom furniture including wardrobes, bedside cabinets, drawers and head board. Coved and textured ceiling.

Bedroom 3

15'11 x 8' (4.85m x 2.44m)

Southerly facing double glazed window offering wonderful sea views over The Solent and towards the Isle of Wight. Double glazed door to balcony, wall lights, two ceiling roses.

Shower Room

8'1 x 5'8 (2.46m x 1.73m)

Beautifully fitted double shower with rain fall shower and additional shower attachment. Wash hand basin with range of storage cupboards, WC with macerator, tiled walls and flooring, spotlights, heated towel rail.

Cloakroom

6' x 3'9 (1.83m x 1.14m)

WC with side storage cupboard, wash hand basin with cupboards below, water softener, tiled walls and flooring, spotlights, extractor, heated towel rail.

Balcony

8'9 x 2'5 (2.67m x 0.74m)

Southerly facing balcony with incredible sea views of The Solent and towards the Isle of Wight.

Garage

17'5 x 7'9 (5.31m x 2.36m)

Electric up and over door.

Parking Space

Parking space located next to the steps which gives extra space to get in/out of cars.

Visitor Parking

Visitor parking bays.

Communal Gardens

Large southerly facing communal garden which gives direct access to sea front.

Additional Information

Tenure - Share of freehold

Length of Lease - 299 years from 25/03/1974 - 248 years remaining approximately

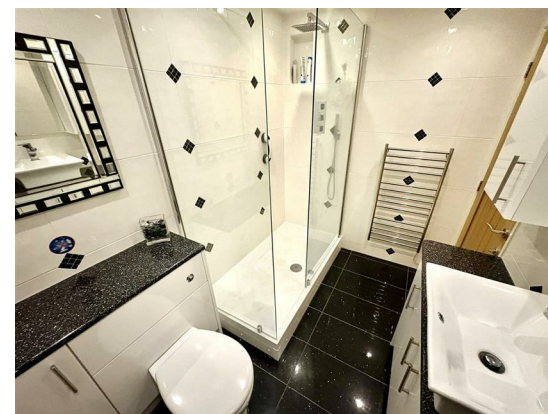
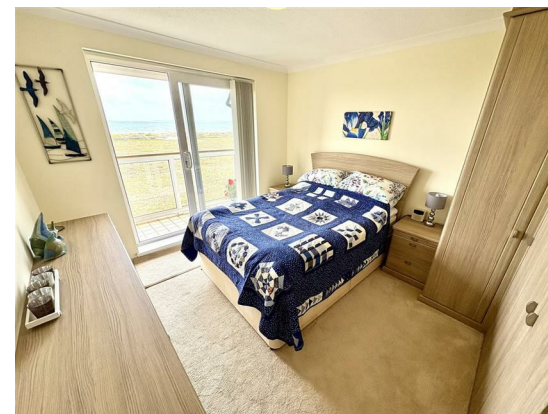
Service Charge - £2919pa which includes buildings insurance

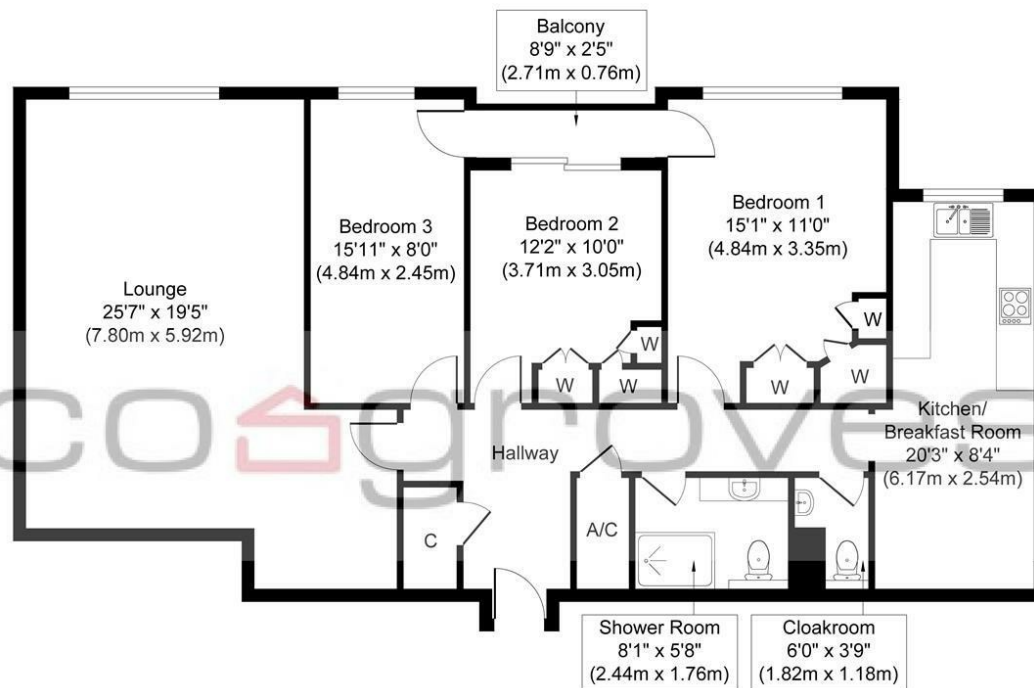
Ground Rent - N/A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





First Floor
Approximate Floor Area
1328 sq. ft
(123.36 sq. m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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