

192 Southwood Road
Hayling Island, PO11 9QL
Asking Price £149,995

cogroves
Sales, Rentals and Block Management

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1 BEDROOM FIRST FLOOR APARTMENT BACKING ONTO HAYLING BEACH/SEAFRONT WHICH IS BEING SOLD WITH SHARE OF FREEHOLD, NO CHAIN AND OFF ROAD PARKING. The property has been recently redecorated and fitted with new carpets. The accommodation comprises a double bedroom with fitted wardrobe, lounge/dining room, fitted kitchen and white bathroom suite. Other benefits include double glazing, recently installed Ronte electric heaters, lock up store/bike shed and use of communal garden which leads onto beach. Havant Town Centre and train service to London is located within an approximate 20 minute drive.

Communal Entrance
Double glazed door leading to communal hall with stairs to first floor, flat front door to:

Entrance Hall
Electric heater, cupboard housing electric consumer unit.

Lounge/Dining Room
14'2 x 11'6 (4.32m x 3.51m)
Double glazed windows to front, electric heater, serving hatch to kitchen.

Kitchen
8'7 x 6'10 (2.62m x 2.08m)
Fitted kitchen comprising one and a half bowl stainless steel sink unit with wall and base cupboards, work surfaces, electric cooker, washing machine, space for fridge, part tiled walls, vinyl flooring, double glazed window to side, serving hatch.

Bedroom
14'1 x 8'9 (4.29m x 2.67m)
Double glazed windows to front, electric heater, built in wardrobe.

Bathroom
6'6 x 5'7 (1.98m x 1.70m)
White suite comprising bath with shower over, shower screen, WC, wash hand basin with storage below, part tiled walls, laminate flooring, heated towel rail, spotlights, double glazed window to side, shaver point, airing cupboard housing hot water tank.

Parking
Off road parking bay located to front of building.

Bike/Storage Shed
Useful space for bike or general storage.

Communal Garden
Communal garden area leading onto seafront/beach.

Additional Information
Tenure - Share of freehold
Length of Lease - 999 years from 25/03/1986- 959 Years remaining
Service Charge - £1434.47pa - This includes buildings insurance
Ground Rent - N/A
Council Tax Band - Band 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.

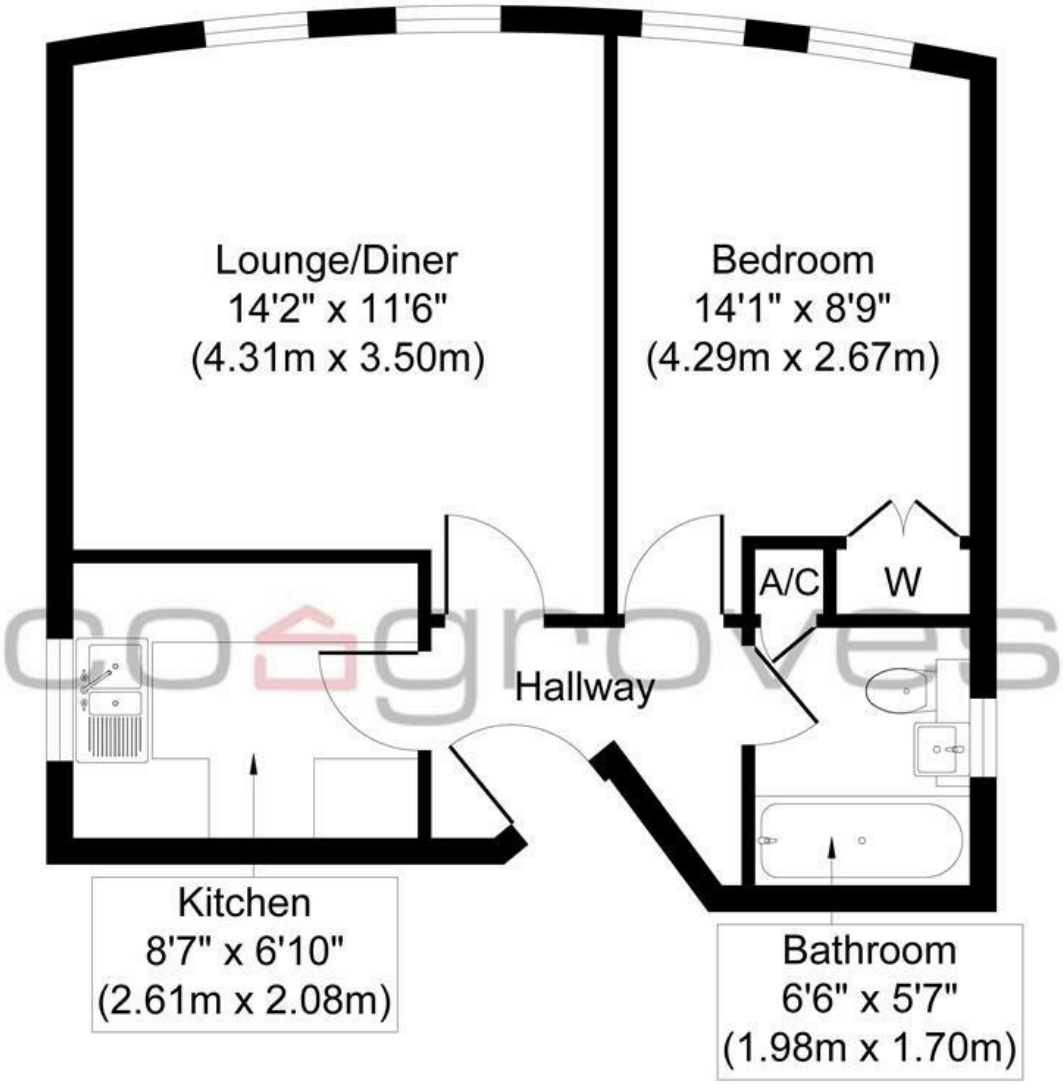
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





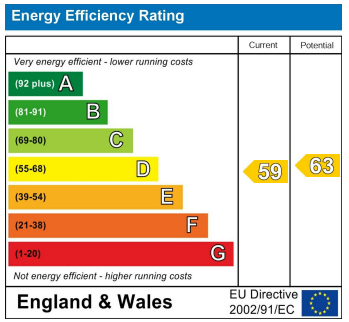


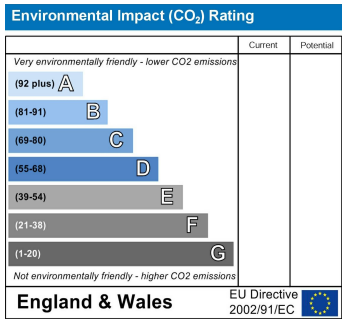


Approximate Floor Area
440 sq. ft
(40.86 sq. m)

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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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