

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



33 Annes Court, 11 Sea Front, Hayling Island, Hampshire, PO11 0AJ
Asking price £180,000

Arden & Way are pleased to present to the sales market this sea front flat. The flat is double glazed with electric heating and has Foreshore, Solent and Isle of Wight views. Perfectly positioned for access to West Town, Mengham Village and the sea front, this property is in an ideal location to enjoy everything Hayling Island has to offer.

Recently painted throughout, the accommodation comprises entrance hallway, two double bedrooms, neutral bathroom, fitted kitchen, South facing lounge and balcony with sea views. The flat boasts a security intercom system and lift and stairs to all floors, a lock-up store, communal parking spaces and a communal south facing terrace.

This property is offered with no forward chain, perfect for an investor looking to expand their portfolio, or a second home to enjoy by the sea.

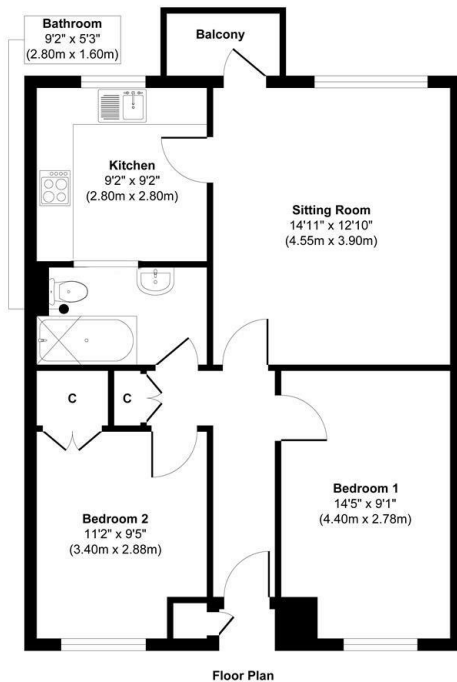
For more information or to arrange a viewing please contact Arden & Way.

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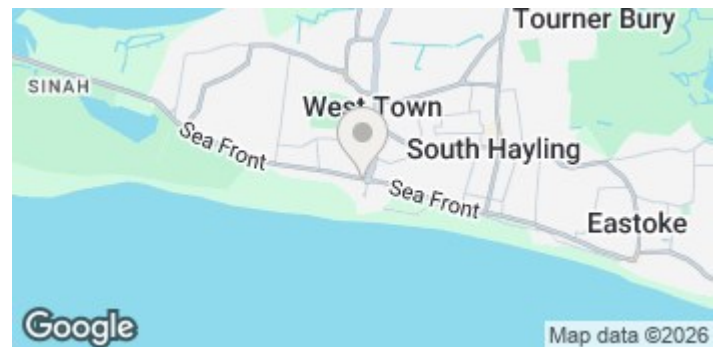
Flat 33 Annes Court, Sea Front, Hayling Island, PO11 0AJ



Approx. Gross Internal Floor Area 648 sq. ft / 60.29 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899

Email: info@ardenway.co.uk

www.ardenway.co.uk