

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



13 Annes Court Sea Front, Hayling Island, PO11 0AJ

£205,000

Arden & Way are pleased to present to the sales market this spacious and tastefully updated second-floor 2 bedroom apartment in Annes Court, situated directly on the seafront and offering uninterrupted south-facing views across the Solent and towards the Isle of Wight.

The accommodation comprises a bright and welcoming lounge with direct access to a private balcony, perfectly positioned to enjoy the stunning outlook. The recently refitted kitchen/breakfast room is well-equipped with modern worktops, integrated appliances, a breakfast bar, and ample storage, all complemented by another south-facing window offering equally impressive sea views.

There are two generously sized double bedrooms, both with modern electric radiators and UPVC double glazed windows. The stylish bathroom includes a white suite with a panelled bath, Bristan Glee electric shower, pedestal wash basin, and WC, with fully tiled walls to the bath area and a fitted extractor fan.

The current owner has undertaken numerous improvements including upgraded electrics, modern electric heating, and the installation of UPVC double glazing throughout, creating a comfortable and energy-efficient home.

Externally, the property benefits from a private lock-up store, communal parking, and a shared terrace area. The building has lift access to all floors and a secure intercom entry system. The apartment also includes a long lease of approximately 245 years and a valuable share of the freehold interest.

Annes Court is ideally located close to West Town and Mengham shops, public transport, schools, and other local amenities. The nearby bus stop adds excellent convenience for commuting or leisure.

Offered in excellent condition, this property is ideal as a permanent residence, coastal retreat, or investment.

For more information or to Arrange a viewing please contact Arden & Way!

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

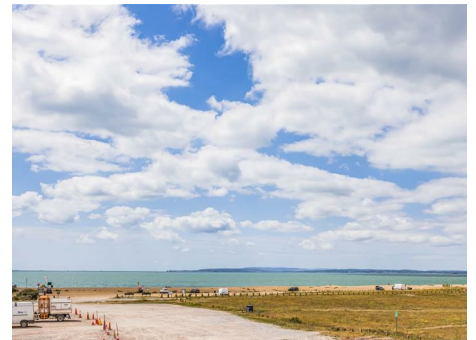
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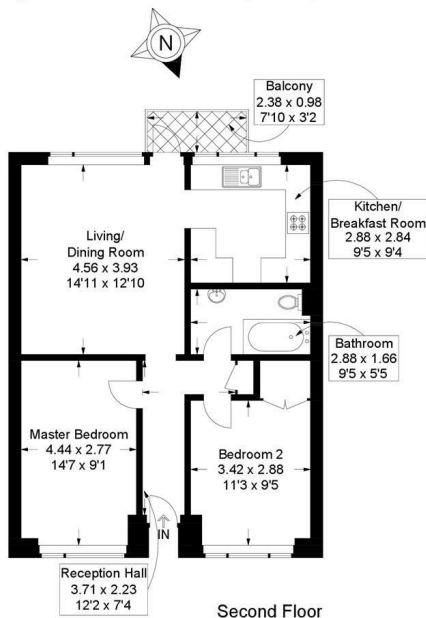
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Anne's Court, Seafront, Hayling Island

Approximate Gross Internal Area = 63 sq m / 678 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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		74	84
		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.

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