

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



Flat 3, Royal Apartments Sea Front, Hayling Island, PO11 0AD

£400,000

Arden & Way are delighted to present this exceptional seafront apartment, offered with no onward chain, within the prestigious Royal Apartments – a distinguished Grade II Listed building of late Georgian origin, formerly the Royal Hotel. Beautifully restored and converted in 1998, the building retains an abundance of period features, including sash cord windows, high coved ceilings and elegant proportions throughout.

Occupying a sought-after first-floor position, this impressive residence extends to approximately 127.8 sq. m. (1,376 sq. ft.), offering generous and well-balanced accommodation alongside spectacular south-facing sea views across the common, the beach, the Solent and the Isle of Wight. The stunning coastal outlook provides a truly ever-changing backdrop from the principal living space.

Accessed via a secure communal entrance, the apartment effortlessly blends timeless character with modern comfort. The spacious accommodation comprises a light-filled 'L'-shaped lounge/dining room with breathtaking panoramic views, a fitted kitchen with integrated appliances, three generous double bedrooms, a stylish shower room and an ensuite serving the principal bedroom.

Further benefits include gas radiator heating, a private cellar storage area, beautifully maintained communal gardens with seating areas, and both residents' and visitors' parking.

The Royal Apartments remain one of the area's most iconic seafront landmarks, perfectly positioned within easy reach of Mengham Village amenities and the waterfront. Combining historic elegance, substantial living space and unrivalled coastal scenery, this is a rare opportunity to acquire a truly outstanding home in one of Hayling Island's most desirable locations.

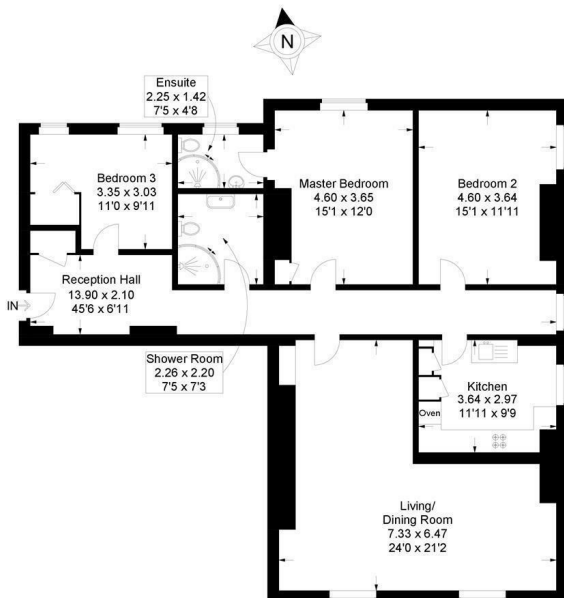
For further information or to arrange a viewing, please contact Arden & Way.

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Royal Apartments, Seafront, Hayling Island
Approximate Gross Internal Area = 127.8 sq m / 1376 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		83
(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.

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