



## SEAFRONT, Hayling Island, Hampshire

Seafront Property | 2 Double Bedrooms | Long Lease with Freehold Share | Seaviews and direct beach access

Asking Price: £260,000





# Anchor Court, Hayling Island, Hampshire

## DESCRIPTION

**A well presented, 2 double bedroom, ground floor flat situated in a purpose built block right on the Seafront at East Hayling with long lease and freehold share.**

**Lounge with patio doors to private patio area leading to communal grounds and direct beach access.**

**The property is in good condition with modern fitted kitchen, south facing lounge, 2 double bedrooms and modern shower room.**

**Allocated parking and communal security entry system.**

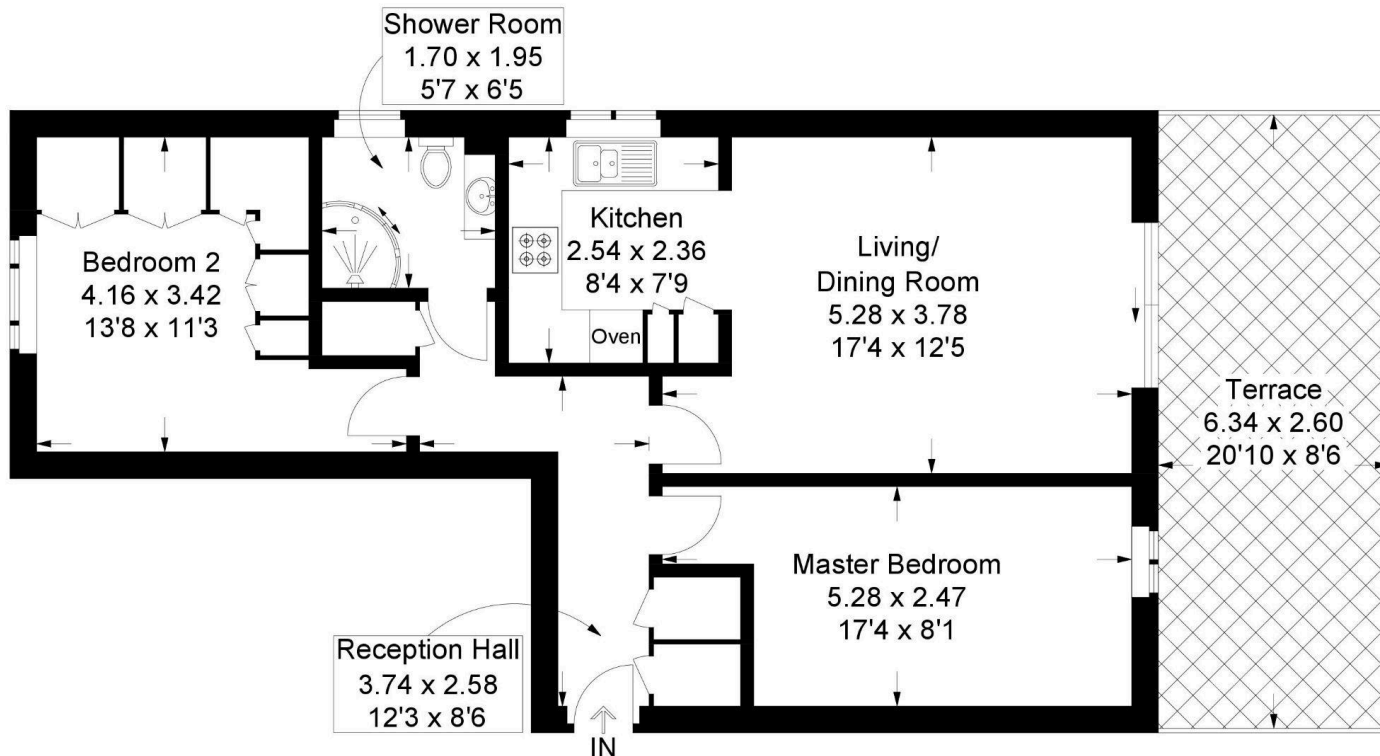
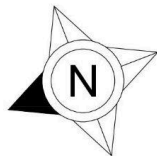
**Viewing highly recommended.**











Ground Floor

# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



023 9246 5951



16 Mengham Road, Hayling Island, Hampshire, PO11 9BL



office@haylingproperty.co.uk



### OPENING HOURS

Monday to Friday 9am - 5pm Saturday  
9am - 12 noon 24 Hour emergency service

