

Mary Coombs Court, 2A Sea Grove Avenue, Hayling Island

Guide Price: £160,000

Morris Dibben













Excellently presented throughout and larger than average, this age restricted apartment is superbly located for ease of access to Mengham and local facilities like Health centre, Library and the sea front. On the top floor, accessed via lift or stairs, this penthouse apartment is perfect for anyone looking for a home they can move straight into.

Upon entering there is a spacious hallway with ample storage which leads into all rooms which comprise; A spacious lounge/diner with south facing views of the sea, a modern fitted kitchen, a generous double bedroom and a four piece bathroom.

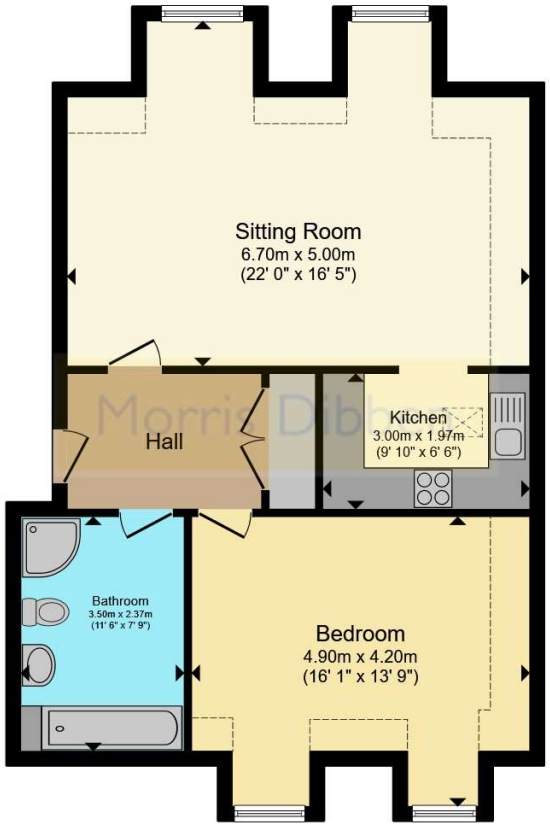
The South facing, open-planned living and dining room offers an abundance of natural light and plenty of space for all home furnishings and there is a communal garden and residents parking

Additionally, the building compliments a guest suite for visitors of residents where they are able to stay for a small charge.

An internal viewing is highly recommended to appreciate this unique property







Total floor area 70.5 m² (759 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£2,951.60 per annum**

Years Left on Lease: **77**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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