

CPR Certificate Not Signed

**Price**

**£119,950**

**Leasehold**

2x  1x  1x 

Sea Front, Hayling  
Island, Hampshire, PO11

**cubitt&west**  
Helping you move forwards





## Main features

- **First floor retirement apartment**
- **Stair lift up to apartment**
- **Short walk to Hayling Island beach**
- **Communal gardens with beautifully landscaped flower beds**
- **No forward chain**



### Nearest Schools

Primary Schools: Mengham Junior School 1.4 miles, Mill Rythe Junior School 2.0 miles

Secondary Schools: The Hayling College 1.6 miles



### Transport Information

Train Stations: Havant 6.4 miles

## Accommodation

### FIRST FLOOR

#### Hallway

Lounge : 19'0 x 13'7 (5.80m x 4.14m)

Kitchen: 9'5 x 5'2 (2.87m x 1.58m)

Bedroom 1 : 11'8 x 8'2 (3.56m x 2.49m)

Bedroom 2: 10'1 x 9'5 (3.08m x 2.87m)

#### Bathroom

### OUTSIDE

#### Communal Gardens

**Call Emsworth - 01243 377888 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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