



The Round House

Hayling Island, Hampshire, PO11 0FR

Offers In Region Of

£285,000

Beautifully presented one bedroom first floor apartment with 2 allocated parking spaces, situated in the iconic Round House building at Northney Marina, Hayling Island. Rarely available, this apartment would be an ideal purchase for anyone looking for modern and contemporary living by the sea.



Property Features

- Stunning Northney Marina Location
- One Double Bedroom
- Gas Central Heating
- Immaculate Communal Areas
- Immaculate Order Throughout
- Two Allocated Parking Spaces
- Modern Bathroom with External Window
- Maintained Communal Gardens

Full Description

OVERVIEW

This immaculate one bedroom first floor apartment is situated in the iconic Round House building at Northney Marina, Hayling Island. The building was converted 4 years ago into 21 contemporary, individual apartments which have high quality interior specification. The communal areas are presented and maintained to a very high standard.

Northney Marina is situated on the north shore of Hayling Island within Chichester Harbour, one of the largest natural harbours in Europe. Being situated so close to the mainland, Northney marina offers the perfect balance of waterside living and easy access to the A27, M27 and train services from Havant. The peace and tranquillity of this gated marina is further complimented by having direct access to the water for any sailors, paddle boarding or kayaking enthusiasts.

Plus if you enjoy nature and walking you can walk along the shore line into Emsworth, or take the Hayling Billy Trail down to the beach.

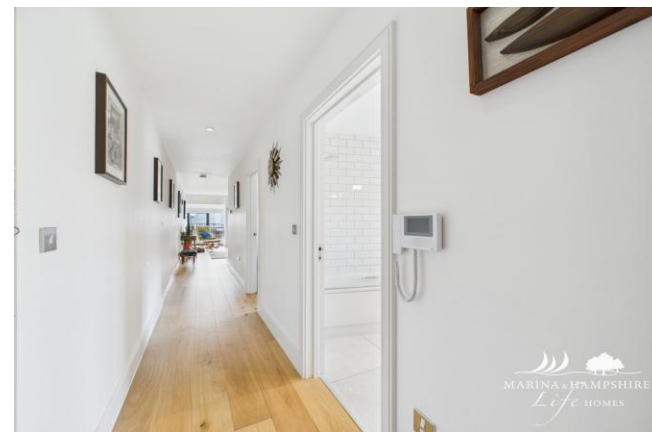
Nearby you can enjoy local foods at the Salt Shack Café, or dine in the award-winning brasserie at the Langstone Hotel or enjoy a light lunch at Northney Farm tea rooms. On the southern coast of the Island, you will find Hayling Island seafront which offers impressive views across the Solent and to the Isle of Wight.

ROOM MEASUREMENTS

Entrance Hall - 7.25m x 1.06m (23' 9" x 3' 5")
Bedroom One - 3.48m x 3.64m (11' 5" x 11' 11")
Bathroom - 3.20m x 2.55m (10' 6" x 8' 4")
Storage Cupboard - 1.25m x 2.59m (4' 1" x 8' 6")
Kitchen/Living Room - 5.57m x 5.51m (18' 3" x 18' 1")
Two Allocated Parking Spaces

PROPERTY DESCRIPTION

Situated on the first floor, this one-bedroom apartment is presented in immaculate order throughout, so the new owner can just move straight in. It has a contemporary finish throughout with white décor, engineered oak flooring to the hall and kitchen/living areas and dark grey double-glazed windows.



The accommodation consists of entrance hall with door to large storage cupboard, bathroom, bedroom and open way into kitchen/living room. The kitchen is fitted with grey gloss units with co-ordinated worktops and built in appliances to include induction hob, electric oven, fridge/freezer and washer/dryer.

The living area has dual aspect floor to ceiling windows to both sides which fill the room with natural light and offers plenty of space for sofas and table and chairs.

The bedroom is a double room, with white decor and neutral carpet, and a large double glazed window from floor to ceiling.

Finally the bathroom is partially tiled with large white floor tiles and white subway tiles to splashback areas. The room is fitted with white sanitary ware to include bath with thermostatic shower fitted over, WC and wall hung wash hand basin with vanity unit below. There is double glazed window to the side aspect, providing fresh air and natural light to this space.

Outside there are lovely communal gardens which are maintained by the marina and management company, plus two allocated parking spaces.

This home would make a great lifestyle property for someone who loves watersports, walking and wants to live near the coast, or be a great first time buyer or investment property.

Call now to arrange your viewing!!



MATERIAL INFORMATION

- Price (£) - £285,000
- Tenure - Leasehold
- Length of lease (years remaining) – 193 years
- Annual ground rent amount (£)120.00
- Service Charge review period (year/month) - February annually
- Annual service charge amount (£)1497
- Council tax band (England, Wales and Scotland) - Band B
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking- Two Allocated Parking Spaces
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject to Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - First Floor Apartment, no lift available

Stamp Duty Land Tax

Land Registration Fees

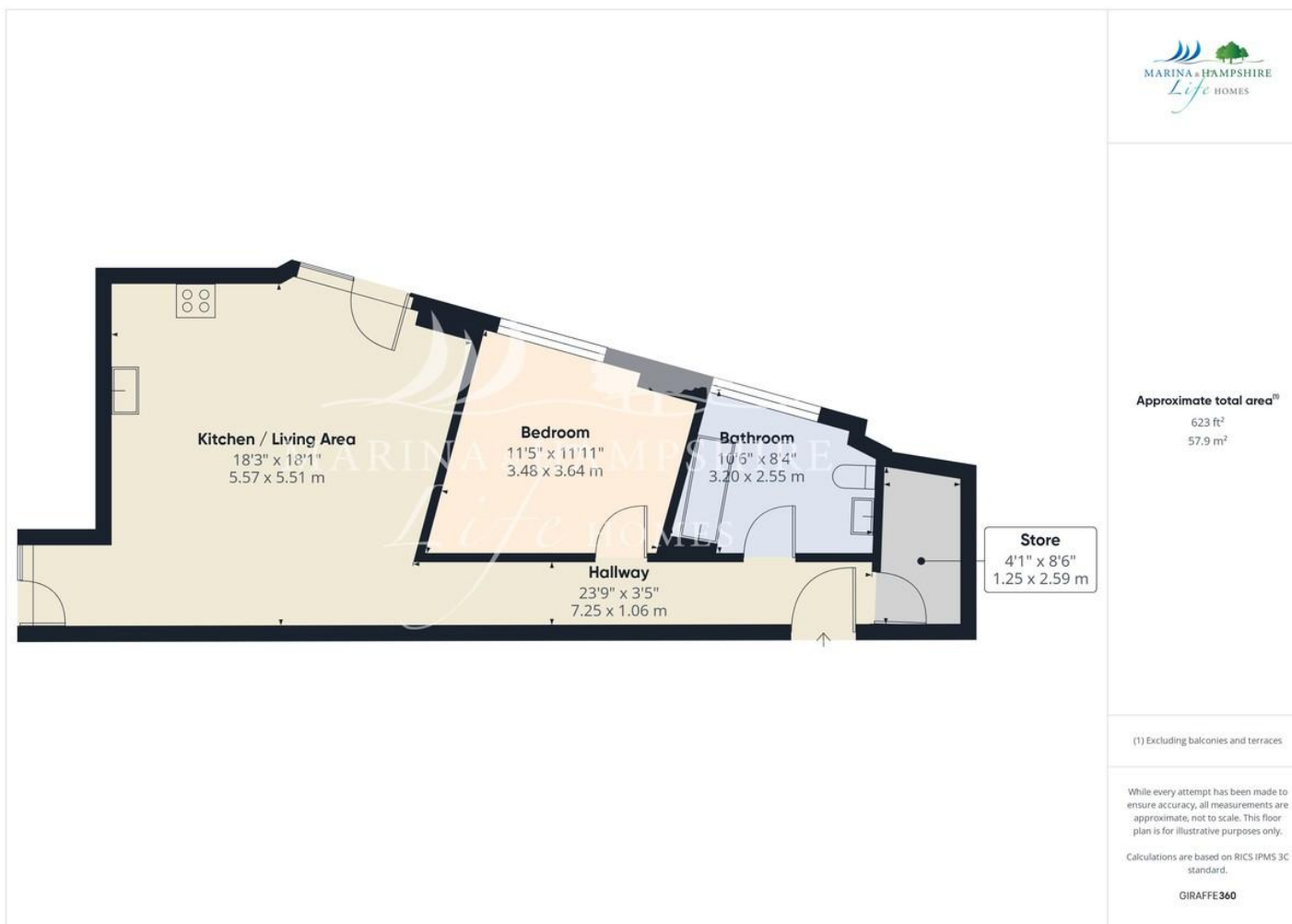
Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements