



Astons
of Sussex
Residential Sales & Lettings



1a Windsor Close, Hayling Island, PO11 9RF

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Guide Price £125,000

Located in a convenient position on Hayling Island, this refurbished ground floor flat offers well-presented accommodation that would make an ideal first home or investment purchase. Having been modernised throughout, the property is ready to move into and benefits from an allocated parking space.

The accommodation centres around an open-plan sitting room and kitchen, creating a practical living space with room to relax, dine and entertain. The kitchen is fitted with a range of white shaker-style units with wood-effect work surfaces, an integrated oven and hob with extractor hood above, and space for an under-counter fridge/freezer.

A useful study provides additional flexibility and could be used as a home office, hobby room or occasional storage space. The bedroom is a comfortable double room and benefits from a recessed open wardrobe area. The shower room has been re-fitted with a modern suite and part-tiled walls, giving a clean and contemporary finish.

Further benefits include gas-fired central heating and double glazing. Outside, the property benefits from one allocated parking space.

Conveniently located for local shops, amenities and the seafront, this well-presented flat offers an excellent opportunity for first-time buyers, investors or those looking for a low-maintenance home on Hayling Island.



Tenure Leasehold | Council Tax Band A | EPC D

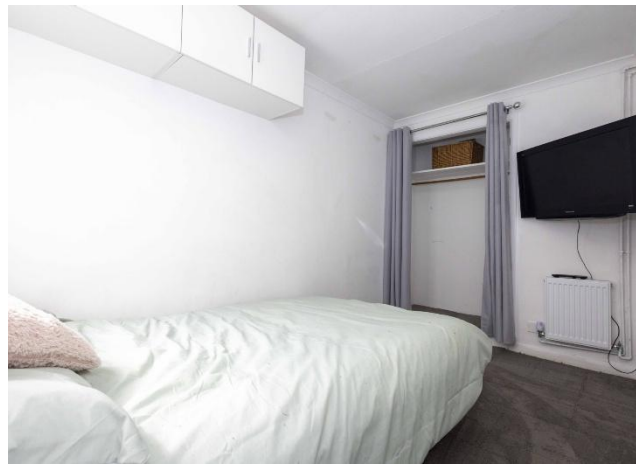
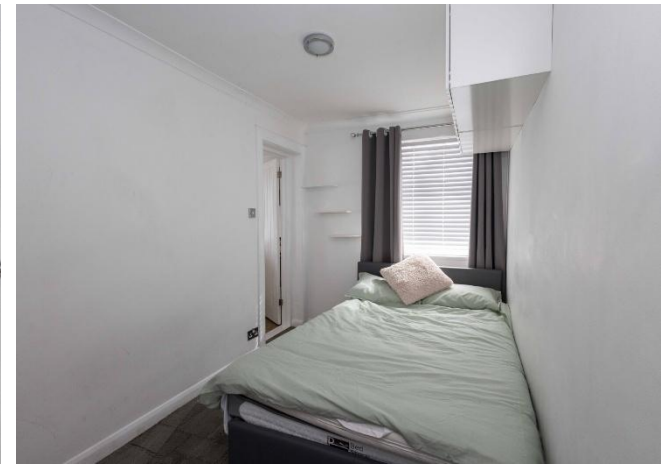
Connected to mains water, gas, electricity & drainage. Gas heating to radiators.

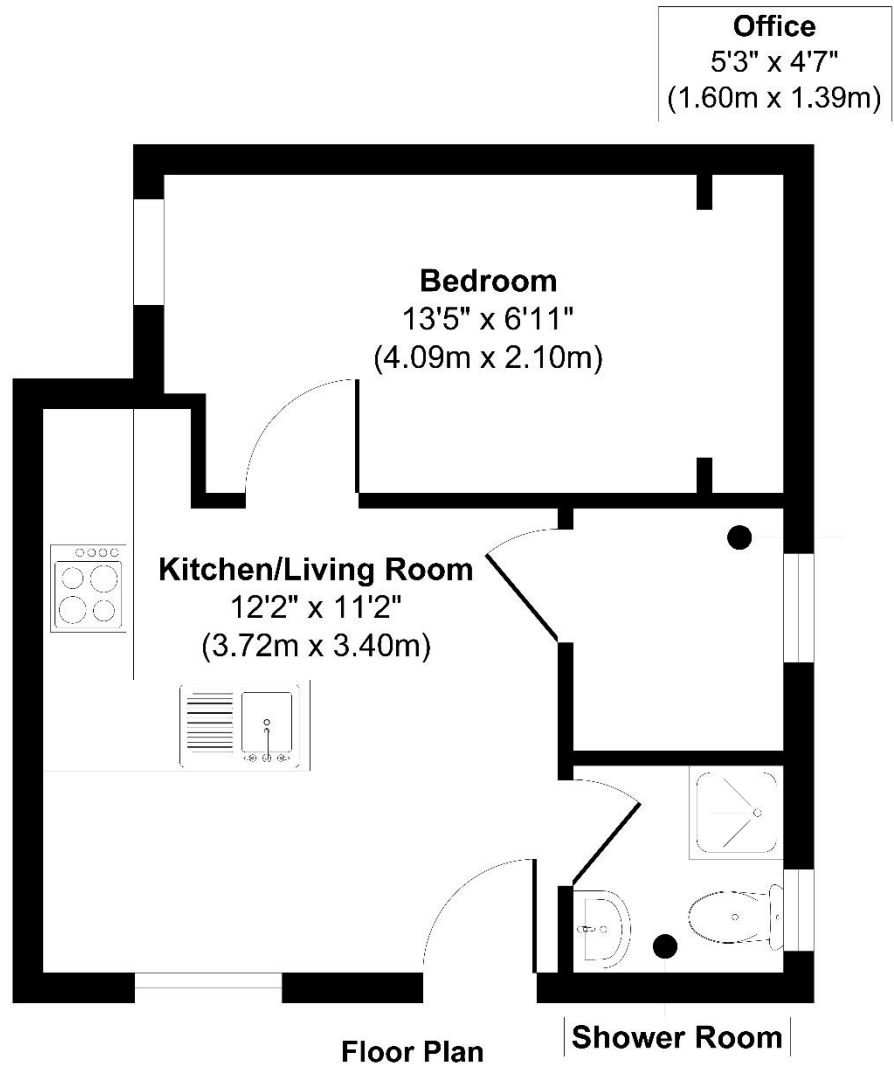
Lease Details

125 year lease granted in 2022.

Service charge of £100 and ground rent of £125, both payable annually.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Approx. Gross Internal Floor Area 263 sq. ft / 24.51 sq. m
Illustration for identification purposes only. measurements are approximate, not to scale.
 Produced by Elements Property



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