

Hugh Hickman & Son

Valuers and Estate Agents

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Hugh Hickman and Son are very pleased to offer for sale this one bedroom park home which is located on a popular residential site, (age restricted to 55 years and over). The property is located in a convenient position on the site and is only a short distance from the Seafront with its pleasant coastal walks and Mengham Shopping Centre with all its amenities. The property benefits from UPVC double glazing and Calor gas heating. The accommodation comprises an entrance porch, hallway, lounge, kitchen / breakfast room, bedroom and a shower room. The property also has off road parking and gardens making it ideal for retirement. Please note that vacant possession can be offered if required.

Havant Town Centre with its train service to London is also only an approximate fifteen-minute drive away.

Viewing is by appointment only please through Hugh Hickman and Son.

**1 ST HERMANS ESTATE
ST HERMANS ROAD, HAYLING ISLAND
HAMPSHIRE, PO11 9NB
£109,995 LEASEHOLD**

Hugh Hickman and Son Limited, Registered in England No: 09355308 Registered Office: 8 Elm Grove, Hayling Island, Hampshire, PO11 9EF
VAT No: 107 6574 65

Directors: P. HICKMAN, S. HICKMAN, D. BAILEY

These Particulars are believed to be correct but their accuracy cannot be guaranteed, nor do they form any part of any contract



The accommodation comprises:

UPVC double glazed front door with obscured glass to:

ENTRANCE PORCH **10'6" x 2'9" (3.20m x 0.83m)** Two UPVC double glazed windows to the side. UPVC double glazed window to the rear. Wall light. Attractive UPVC double glazed door with obscured glass to:

HALLWAY Laminated wood flooring. Coved ceiling. Built in cupboard, (which houses the wall hung Worcester gas boiler). Doors leading to:

KITCHEN / BREAKFAST ROOM **11'7" x 7'3" (3.53m x 2.20m)** Fitted on two sides. Range of worktops with drawers and cupboards under. Inset single drainer stainless steel sink unit with mixer taps and a cupboard under. Matching high level cupboards, (with concealed lighting under). Recess with a Flavel cooker. Recess for a fridge. Recess for a freezer. Recess with plumbing for a washing machine. Walls part tiled. Three south facing UPVC double glazed windows in a half bay to the side. Radiator. Space for a small table. UPVC double glazed window to the side. Archway through to:

LOUNGE **11'8" x 10'6" (3.55m x 3.20m)** Three UPVC double glazed windows in a half bay to the front. Three south facing UPVC double glazed windows in a half bay to the side. Radiator. Coved ceiling. Television point. Telephone point. Attractive UPVC double glazed door with obscured glass to the side.

BEDROOM **9'8" x 8' (2.94m x 2.43m)** UPVC double glazed window to the rear. UPVC double glazed window to the side. Radiator. Coved ceiling. One wall fitted with built in wardrobes.

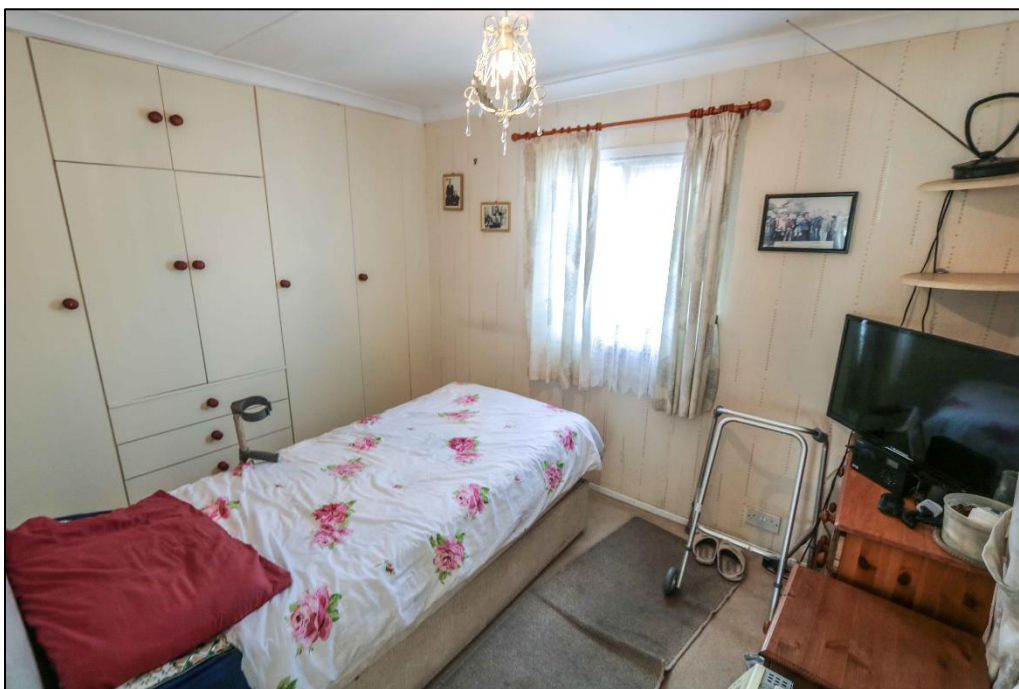
SHOWER ROOM Fitted with a white suite. Low level WC. Pedestal wash hand basin with splashback tiles. Tiled shower enclosure with a Mira shower. Curtain and rail. Coved ceiling. South facing UPVC double glazed window with obscured glass to the side. Radiator.

OUTSIDE Driveway, (with off road parking). Outside tap. Outside light. Lawn area to the front with shrubs and bushes. Paved areas to the side and rear. Brick raised borders. Shed.

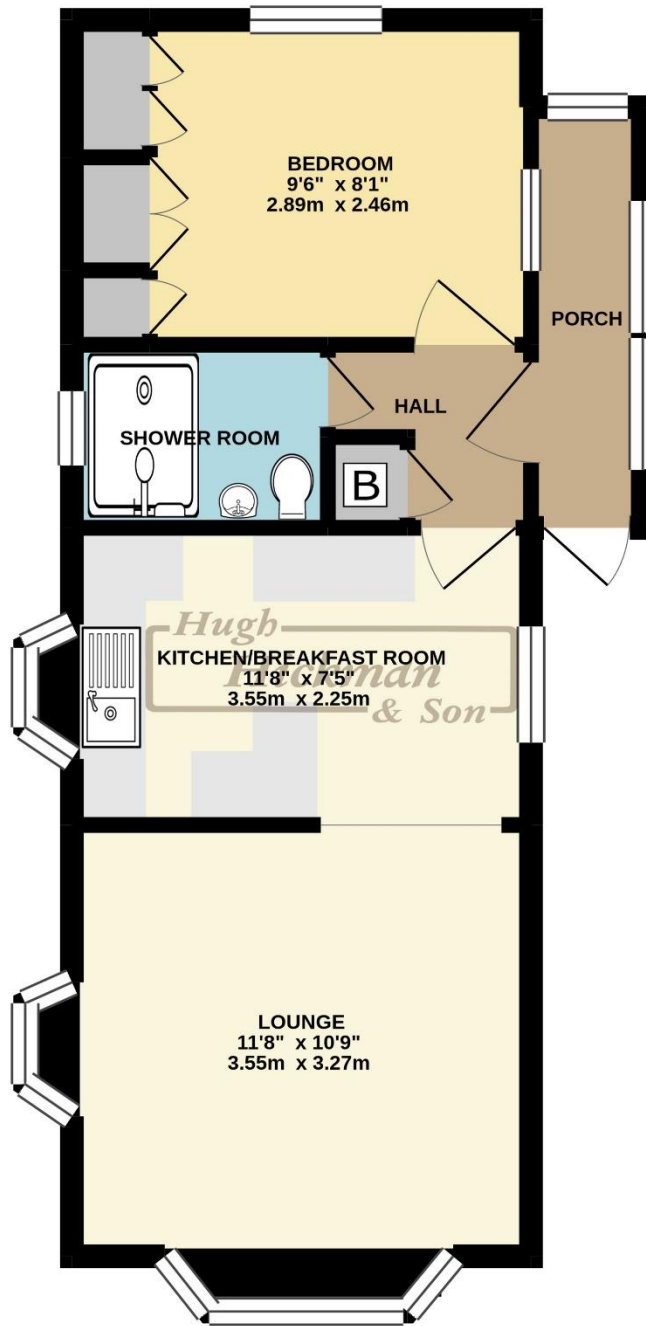


VIEWING STRICTLY BY APPOINTMENT THROUGH HUGH HICKMAN AND SON

Please note the services and appliances have not been tested and all measurements are approximate.
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
Opening Hours : 9.00 am to 5.30 pm Monday to Friday
9.00 am to 3.00 pm Saturday



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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