

Hugh Hickman & Son

Valuers and Estate Agents

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Hugh Hickman and Son are very pleased to offer for sale this spacious one bedroom park home which is located on a popular and convenient residential site, (age restricted to 55 years and over). The property is situated on a corner plot and is only a short distance from both Mengham Shopping Centre with all its amenities and the Seafront with its pleasant coastal walks.

The property has many features including UPVC double glazing and mains gas central heating. The accommodation comprises a spacious entrance porch, a hallway, a 15'5" x 11'7" (4.69m x 3.53m) lounge, an attractive kitchen, a bedroom and a shower room. The property also has gardens and off road parking making it ideal for retirement.

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.

**135 ST HERMANS ESTATE
ST HERMANS ROAD, HAYLING ISLAND
HAMPSHIRE, PO11 9NE
£140,000 LEASEHOLD**

Hugh Hickman and Son Limited, Registered in England No: 9355308 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 **11'6" x 2'7" (3.50m x 0.78m)** Four south facing UPVC double glazed windows with obscured glass to the front. UPVC double glazed window with obscured glass to the side. UPVC double glazed door with obscured glass to:

HALLWAY Radiator. Built in cupboard. Doors leading to:

LOUNGE **15'5" x 11'7" (4.69m x 3.53m) max.** South facing UPVC double glazed picture window to the front. Ceiling fan and light. Two radiators. Telephone point. Television point. UPVC double glazed picture window to the side. Serving hatch through to the kitchen. Door to:

BEDROOM **13'7" x 10' (3.22m x 3.04m)** Fitted with a range of attractive wardrobes and cupboards. Radiator. UPVC double glazed window to the side. Access to the loft space.

KITCHEN **13'9" x 5'10" (4.19m x 1.77m)** Fitted on three sides with attractive units. Inset one and a quarter bowl single drainer stainless steel sink unit with mixer taps and a cupboard under. Matching high level cupboards. Built in eye level double oven. Inset four ring ceramic hob with a concealed extractor over. Integral washing machine. Integral fridge. Integral freezer. Walls part tiled. Serving hatch through to the lounge. Television point. Telephone point. Built in cupboard which houses the Vaillant wall hung gas boiler. UPVC double glazed picture window. Four multi-directional ceiling spotlights.

SHOWER ROOM Fitted with an attractive white suite. Low level WC. Feature vanity wash hand basin with mixer taps and a cupboard under. Wide fully tiled shower enclosure with a Hydro shower. Walls fully tiled. Radiator. Extractor. UPVC double glazed window with obscured glass to the side.

OUTSIDE Double gates leading to the brick paved driveway, (with off road parking). Paved patio area. Shingled area.

ADDITIONAL INFORMATION We are informed the pitch fees for the year ending 30 September 2019 is £1902.00. This comprises of a pitch fee, (£1,740) and water and sewerage, (£152.00)
Pets allowed, (max 1 dog).

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



