

Hugh Hickman & Son

Valuers and Estate Agents

8 ELM GROVE, HAYLING ISLAND, HAMPSHIRE PO11 9EF

Telephone No: 023 9246 3008

www.hughhickman.co.uk

post@hughhickman.co.uk



Hugh Hickman and Son are very pleased to offer for sale this 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 only a short distance from both Mengham Shopping Centre with all its amenities and the Seafront with its pleasant coastal walks.

The property benefits from UPVC double glazing and Calor gas heating. The accommodation comprises a hallway, lounge, kitchen, bedroom and a shower room. The property also has a driveway, (with off road parking) and gardens.

Please note that we are informed vacant possession can be offered.

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.

**159 ST HERMANS ESTATE
ST HERMANS ROAD, HAYLING ISLAND
HAMPSHIRE, PO11 9NE
£105,000 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:

HALLWAY Coved ceiling. Doors leading to:

KITCHEN **9'6" x 7'10" (2.89m x 2.38m)** Fitted on three sides. Range of worktops with drawers and cupboards under. Inset single drainer stainless steel sink unit with mixer tap and cupboard under. Matching high level cupboards. Recess with a Flavel cooker. Recess with plumbing for washing machine. Space for a fridge / freezer. Recess for a tumble dryer. Radiator. South facing UPVC double glazed window to the side. Coved ceiling. Wall hung gas boiler. Door to:

LOUNGE **9'6" x 9'5" (2.89m x 2.87m)** Three UPVC double glazed windows in a half bay to the front. Radiator. Television point. UPVC double glazed window to the side. Coved ceiling. Two wall lights. South facing UPVC double glazed door to the side.

BEDROOM **7'10" x 7'8" (2.38m x 2.33m)** South facing UPVC double glazed window to the side. Radiator. Coved ceiling. Radiator. Range of fitted wardrobes and cupboards. Coved ceiling.

SHOWER ROOM Low level WC. Pedestal wash hand basin. Fully tiled shower unit with a Triton shower. Radiator. Coved ceiling. Extractor. UPVC double glazed window with obscured glass to the rear.

OUTSIDE Driveway, (with off road parking). Wide side access. The **front garden** has an area of lawn. The easy to manage **rear garden** is mainly paved. Borders with shrubs and bushes.

NOTES

We are informed the pitch fee, including water and sewerage charges, is currently £1,620.00 per annum.

The council tax is band A and the charge for the year ending 31 March 2022 is £1,241.21.







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