

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 situated on a popular and convenient site, (age restricted 55 years and over). The property is situated only a short distance from both the Seafront with its pleasant coastal walks and Mengham Shopping Centre with all its amenities. The property has recently had a new shower room fitted and the accommodation comprises an entrance porch / utility room, hallway, an attractive kitchen / breakfast room, lounge, bedroom and a newly installed shower room. The property also has off road parking and gardens, making it ideal for retirement. 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.

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

**11 ST HERMANS ESTATE
ST HERMANS ROAD, HAYLING ISLAND
HAMPSHIRE, PO11 9NB
£100,000 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:

Part glazed front door to:

ENTRANCE PORCH / UTILITY ROOM L-shaped. UPVC double glazed window to the rear. UPVC double glazed window to the side. Space for a fridge / freezer. Space and plumbing for a washing machine. Wall light. Part glazed door to:

HALLWAY Laminated wood flooring. Coved ceiling. Doors to:

KITCHEN / BREAKFAST ROOM **9'8" x 6'5" (2.94m x 1.95m)** Fitted on three sides. Range of worktops with drawers and cupboards under. Feature inset one and a quarter bowl single drainer sink unit with mixer taps and a cupboard under. Matching high level cupboards, (including a display cupboard). Built in Beko stainless steel oven. Inset four ring ceramic hob. South facing UPVC double glazed window to the side. Space for a small table. Laminated flooring. Access through to:

LOUNGE **9'7" x 8' (2.92m x 2.43m)** UPVC double glazed window to the side. Wide UPVC double glazed window to the front. UPVC double glazed door with obscured glass to the side. Television point. Laminated wood flooring. Dimmer switch.

BEDROOM **9'7" x 6'5" (2.92m x 1.95m)** UPVC double glazed window to the rear. Range of fitted wardrobes and drawers.

SHOWER ROOM (Newly installed). Fitted with an attractive white suite. Low level WC. Vanity wash hand basin with mixer taps and a cupboard under. Wide fully tiled shower enclosure with a mixer shower. Wall light. Small south facing UPVC double glazed window with obscured glass to the side.

OUTSIDE Laid to lawn to the front, (could be turned into off road parking if required). Paved pathway. Shed. Two patio areas. Outside lights. Outside tap.

ADDITIONAL INFORMATION We are informed that the pitch fee for the year ending 30 September 2024 is £1,878.00 per annum, this includes water and sewerage charges. Council Tax Band A.



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



