

# Hugh Hickman & Son

*Valuers and Estate Agents*

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Hugh Hickman and Son are very pleased to offer for sale this two bedroom, 44' x 10' Omar Ranch House Executive 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 benefits from UPVC double glazing and the accommodation comprises an entrance porch, a lounge, kitchen / breakfast room, two bedrooms and an attractive shower room. The property also has a driveway, (with off road parking and pretty gardens. We are informed that 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.

**157 ST HERMANS ESTATE  
ST HERMANS ROAD, HAYLING ISLAND  
HAMPSHIRE, PO11 9NE  
£140,000 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:

Lead light front door to:

ENTRANCE PORCH South facing UPVC double glazed window to the side. Built in cupboard. Part glazed door to:

HALLWAY Dimplex night storage heater. Space for coats etc. Built in cupboard. Doors leading to:

KITCHEN / BREAKFAST ROOM **13'4" x 9'8" (4.06m x 2.94m)** Fitted with a 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 Calor cooker. Recess with a Hotpoint washing machine. Recess for a fridge. Walls part tiled. Three south facing UPVC double glazed lead light windows in a half bay to the side. Dimplex Night storage heater. Wide UPVC double glazed window to the side. Fitted airing cupboard which houses the hot water tank and shelving. Part glazed door to:

LOUNGE **12'3" x 9'9" (3.73m x 2.97m)** Three UPVC double glazed lead light windows in a half bay to the front. Three south facing UPVC double glazed lead light windows in a half bay to the side. Dimplex night storage heater. South facing UPVC double glazed door with obscured glass to the side. Television point.

BEDROOM 1 **10'9" x 9'8" (3.27m x 2.94m)** Three south facing UPVC double glazed lead light windows in a half bay to the side. Six door fitted wardrobe, (with matching fitted drawers).

BEDROOM 2 **6'7" x 5' (2.00m x 1.52m)** UPVC double glazed window to the side.

SHOWER ROOM Fitted with an attractive white suite. Low level WC. Pedestal wash hand basin. Fully tiled shower enclosure with a Triton shower. Shaver point. Walls fully tiled. UPVC double glazed window with obscured glass to the side. Wall hung electric heater. Inset ceiling spotlights.

OUTSIDE Double gates leading to the driveway, (with off road parking). Side access with a gate. Outside tap. Outside lights. Laid to lawn. Greenhouse. Shed. Raised borders. Feature tree.

#### NOTES

The pitch fees, include water and sewerage charges, is £1,878.00 per annum.  
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







