1 bed retirement property to buy in PO11

354 Sea Front, Hayling Island, Hampshire, PO11 0BA

£75,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Residents parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- FIRST FLOOR AGE RESTRICTED PROPERTY - OVER 55
- ONE DOUBLE BEDROOM
- STAIR AND STAIR LIFT ACCESS
- EPC Rating E

Key Information

- Council Tax: Band B
- EPC Rating: E
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
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- Flexible viewing slots
- Accompanied viewings

Description

SOLD BY AUCTION

We are pleased to welcome this one-bedroom retirement apartment, situated on the first floor of this popular development in West Hayling and available to residents aged 55 and over. A stones throw away from the beachfront, this an ideal sea-side purchase.

The property is approached via its own private entrance and is conveniently accessed by either stairs or stair lift. The accommodation comprises a welcoming entrance hall, a spacious living room overlooking the well-maintained communal gardens, a fitted kitchen, a good-sized double bedroom and a bathroom.

The living room provides a comfortable and versatile space with pleasant views, while the bedroom offers a peaceful outlook and useful built-in storage. The fitted kitchen is conveniently positioned off the living room and the bathroom provides a three-piece suite.

Externally, the development is surrounded by extensive landscaped communal gardens including koi ponds, providing residents with pleasant outdoor areas to enjoy. There is also off-road residents' and visitor parking, adding further convenience.

The property is ideally positioned on Sea Front in West Hayling, close to the coast and the attractions of Hayling Island. The island is well known for its extensive beaches, seafront walks and coastal scenery, with more than three miles of beaches along the seafront. There are also local shops and everyday amenities on the island, while Havant is readily accessible for a wider range of shopping and transport facilities.

A particularly appealing feature of this property is the combination of first-floor living, private entrance, stair-lift access, communal gardens and residents' parking, making it a practical option for those seeking a retirement property in a pleasant coastal setting.

Living Room - 6.53 x 2.97 (21'5" x 9'8") -

Bedroom - 4.52 x 2.54 (14'9" x 8'3") -

Kitchen - 2.97 x 1.76 (9'8" x 5'9") -

Bathroom - 2.52 x 1.94 (8'3" x 6'4") -

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 62

Annual Ground Rent Amount: £210.00

Annual Service Charge Amount: £1,958.00

Price: Starting Bid £75,000

Property Type: Retirement property

Parking: Residents

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

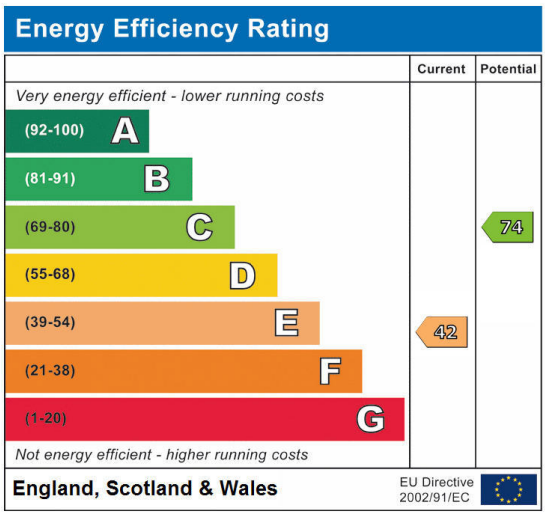
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Sea Front, Hayling Island, PO11

Approximate Area = 548 sq ft / 50.9 sq m
Limited Use Area(s) = 83 sq ft / 7.7 sq m
Total = 631 sq ft / 58.6 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1524535



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Contact your local branch today for more information on this property:

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