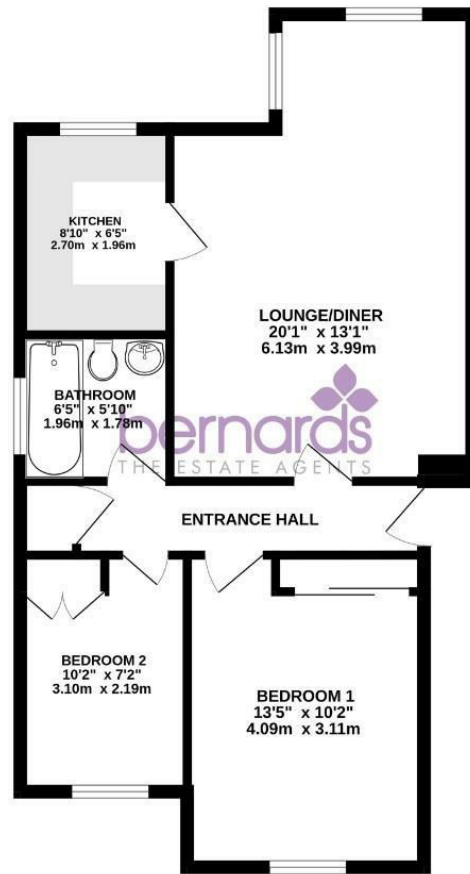
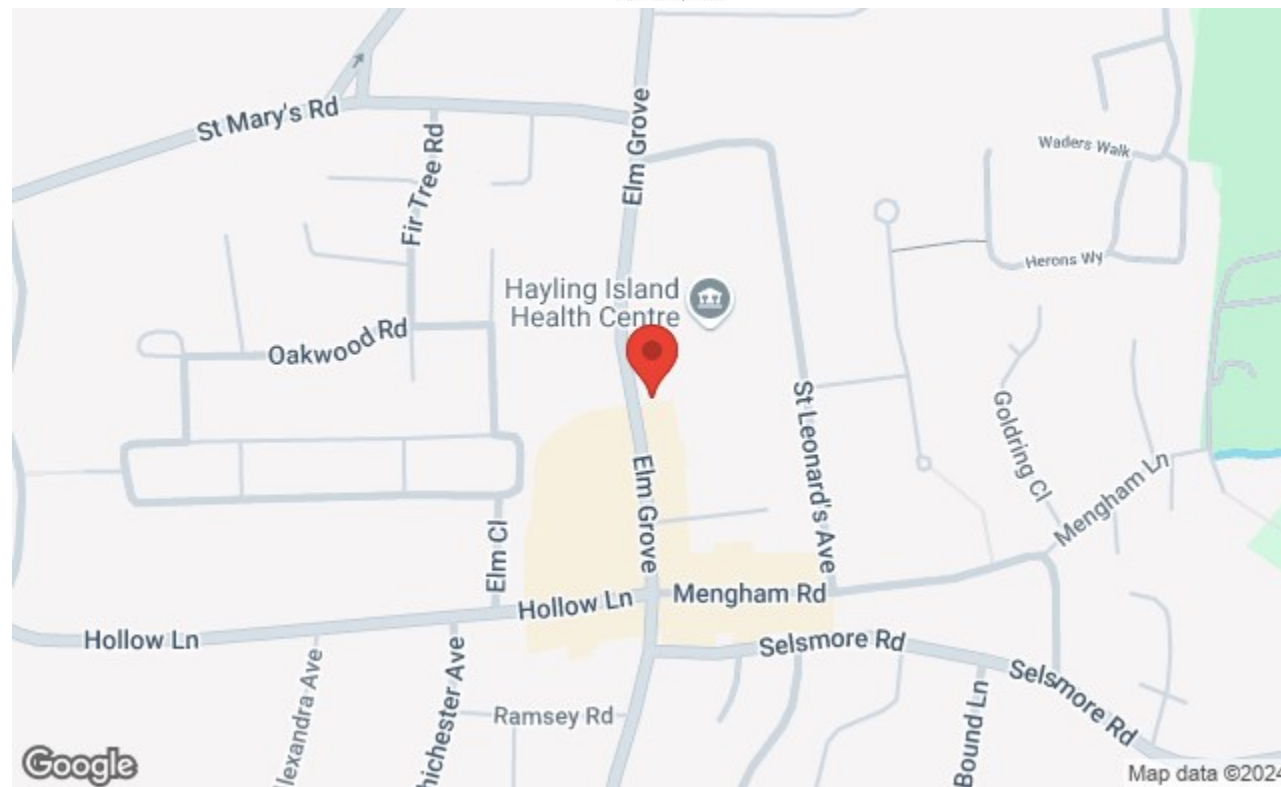


1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



**FOR SALE**

Offers In Excess Of £195,000

50 Elm Grove, Hayling Island PO11 9EF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ PURPOSE BUILT APARTMENT
- ❖ OFF ROAD PARKING
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ GREAT INVESTMENT
- ❖ LARGE LOUNGE/DINER
- ❖ SEPERATE LOUNGE
- ❖ CENTRAL LOCATION
- ❖ STORAGE
- ❖ A MUST VIEW

Welcome to this charming purpose-built apartment located in the heart of Elm Grove, Hayling Island. This delightful property boasts a spacious 20ft lounge, perfect for relaxing or entertaining guests. The separate kitchen adds a touch of convenience to your daily routine.

With two bedrooms, each equipped with ample storage space, this flat offers comfort and practicality. The off-road parking space ensures that you never have to worry about finding a spot for your vehicle after a long day.

Situated in a great location, you'll find yourself just a stone's throw away from local shops and amenities, making daily errands a breeze. Whether you're looking for a peaceful retreat or a convenient lifestyle, this property offers the best of both worlds.

Don't miss out on the opportunity to make this lovely flat your new home. Book a viewing today and envision the endless possibilities that this Elm Grove gem has to offer.

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE/DINER**  
13'1" x 20'1" (3.99m x 6.12m)

**KITCHEN**  
6'5" x 8'10" (1.96m x 2.69m)

**BEDROOM ONE**  
13'5" x 10'2" (4.09m x 3.10m)

**BEDROOM TWO**  
10'2" x 7'2" (3.10m x 2.18m)

**BATHROOM**  
6'5" x 5'10" (1.96m x 1.78m)

## ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in

principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## COUNCIL TAX BAND B

## OFFER CHECK PROCEDURE

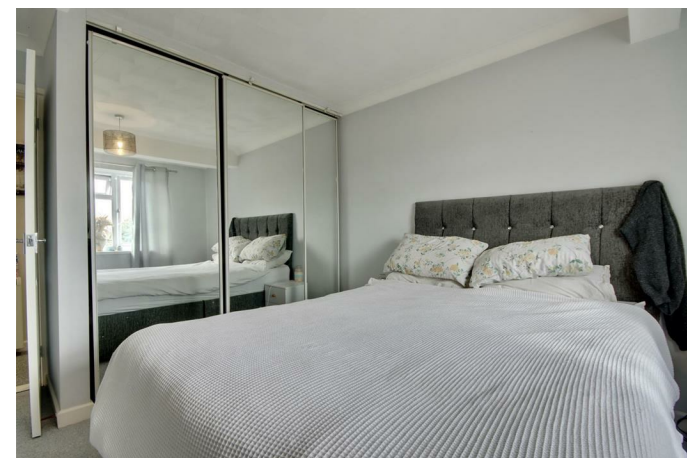
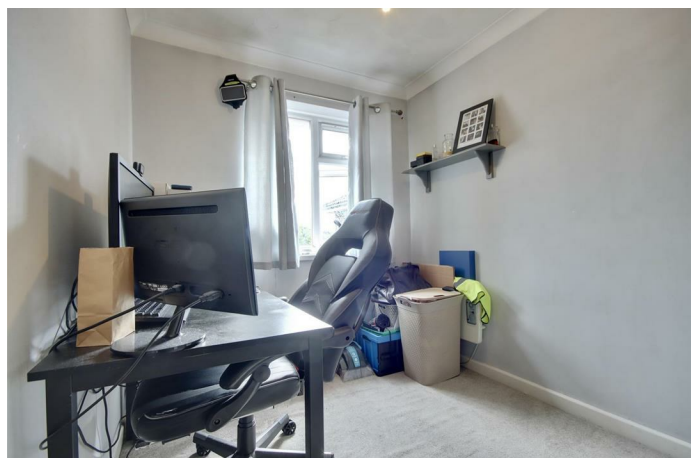
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		63	74
England & Wales			

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