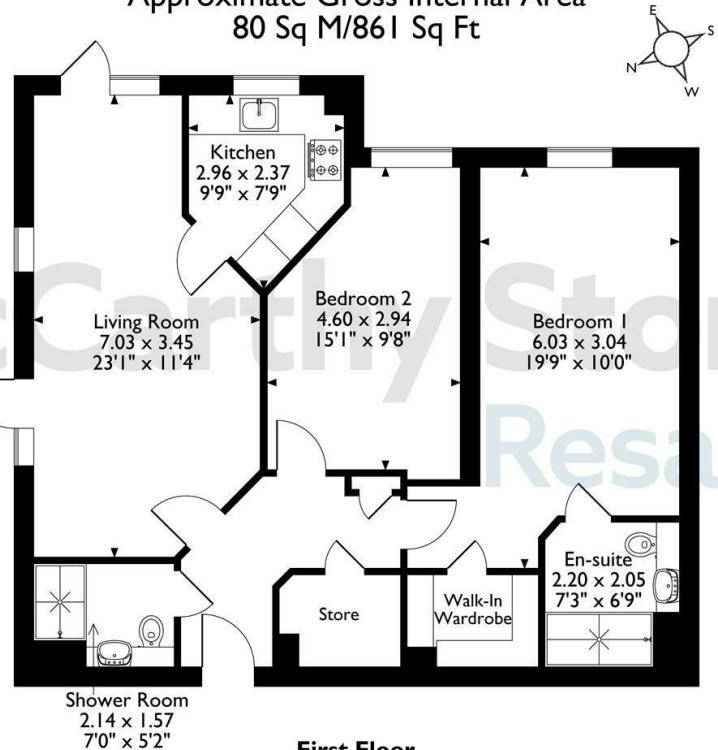


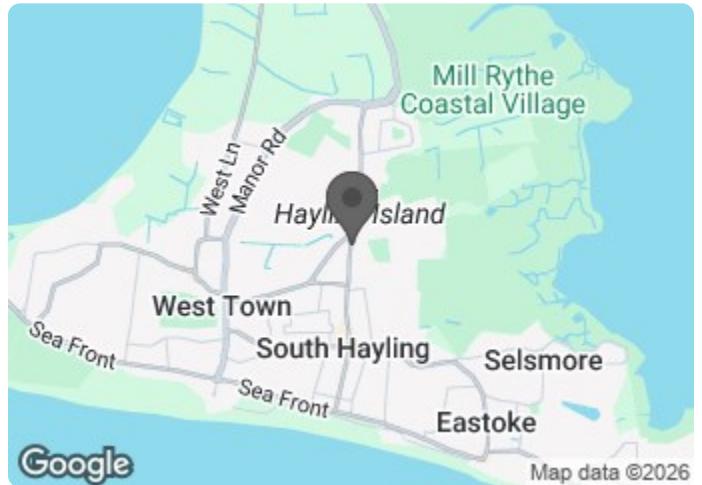
17 Limewood, St. Marys Road, Hayling Island
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



17 Limewood

St. Marys Road, Hayling Island, PO11 9FE



Asking price £335,000 Leasehold

A generously sized TWO BEDROOM apartment situated on the FIRST FLOOR. This apartment boasts a modern kitchen with integrated appliances, two Juliette balconies from the living area, two DOUBLE bedrooms and TWO SHOWER ROOMS. Limewood, a McCarthy Stone retirement living development is nestled in Hayling Island and features landscaped gardens as well as a Homeowner's lounge where SOCIAL events take place.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

St. Marys Road, Hayling Island

Limewood

Limewood is a modern Retirement Living development located in the Gable Head area of Hayling Island, just half a mile from the beautiful island seafront and beaches.

The development offers a collection of 33 modern one and two bedroom apartments in close proximity to numerous local amenities including a Lloyds Pharmacy, a Health Centre, Library and a bowling green. To the south of the Gable Head area is a larger shopping area known as Mengham Road, convenient for supermarkets, a post office, banks, butchers and clothes shops and cafes. For beautiful local charm and character visit Langstone Harbour or take a walk along the Billy Trail, which runs along the west coast of the island and offers stunning views and peaceful surroundings. Limewood is in an excellent location to reach surrounding areas including Chichester, Portsmouth and Havant.

The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

LIVING ROOM

A spacious and well proportioned living room, TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Two double glazed patio doors opening onto Juliette balconies allowing ample natural daylight to flood the room. A partially glazed door leads onto the Kitchen.



McCarthy Stone

KITCHEN

A fully fitted kitchen with tiled flooring throughout. Features include waist high Bosch oven, Bosch ceramic hob, stainless steel Bosch extractor hood and fitted Bosch fridge/freezer and Bosch dishwasher. Double glazed window to side aspect.

MASTER BEDROOM WITH EN-SUITE

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points., window, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Partly tiled fitted with suite comprising; shower cubicle and glass screen, WC, vanity unit with sink and illuminated mirror cabinet with integrated shaver socket, heated towel warmer, grab rail in shower, extractor ventilation, white sanitary ware with high quality fittings. Underfloor heating throughout.

BEDROOM TWO

Spacious second double bedroom, Underfloor heating, raised power points. TV and BT points. Double glazed window to rear aspect.

SHOWER ROOM

Partly tiled fitted with suite comprising; walk-in shower, WC, vanity unit with sink and illuminated mirror cabinet with integrated shaver socket, heated towel warmer, grab rail in shower, extractor ventilation, white sanitary ware with high quality fittings. Underfloor heating

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows, and inner communal areas
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance



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2 Bed | £335,000

The Annual Service Charge is £4,719.98 for the financial year ending 30/06/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

LEASEHOLD

Lease 999 years from 1st Jan 2018
Ground rent £495 per annum
Ground rent review: 1st Jan 2033

CAR PARKING

Car Parking permit scheme. Check with House Manager for availability.

MOVING MADE EASY & ADDITIONAL INFORMATION

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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