



Guide Price £525,000
SEAPOINT COTTAGE, 9 KINGS CLOSE, BEMBRIDGE, PO35 5NX



SELLING A SEASIDE LIFESTYLE, NOT JUST A STUNNING HOME!!

For those seeking close proximity to the sea front, harbour, sailing club and great village amenities, this **STUNNING COTTAGE** is minutes away and simply must be seen to be appreciated. The entrance porch opens (via stable doors) into a truly impressive open-plan 24ft kitchen/sitting/dining room (with access to large **SUN DECK**) offering a top quality kitchen with breakfast bar, plus sitting/dining area with **LOG BURNER**. There are also 3 **BEDROOMS** (2 doubles with wardrobes plus one well proportioned 'single') plus 2 luxury bath/shower room (one on each floor). The quality and character throughout adds greatly to the huge appeal, with further benefits including gas central heating, double glazing, some **SEA/HARBOUR VIEWS**, front and rear entrances, a 2-tier decked/patio **GARDEN**, plus **GARAGE**. We would urge those seeking a coastal village home to contact Seafields without delay to avoid disappointment.

ENTRANCE PORCH:

Dual aspect Porch with double glazed windows to front and side. Tiled flooring plus ample coat/boat storage space. Stable doors to:

KITCHEN/DINING/SITTING ROOM:

A truly fabulous, very well proportioned open-plan kitchen/reception room comprising a high quality fitted kitchen range of matching cupboard and drawer units with contrasting Corian work surfaces over incorporating large inset sink unit with grooved drainer. Appliances include large 'Everhot' electric Range cooker; integral dishwasher, double oven and space for American style fridge/freezer. There is luxury vinyl wood effect flooring with 'seagrass' to stairs leading to first floor. Period style radiators x 2. Recessed down lighters. Fitted storage cupboard. Double glazed window to front. French doors x 2 to rear - leading to rear deck/garden. Timber panelled doors to:

SHOWER/UTILITY ROOM:

Quality suite of large tiled shower cubicle, vanity wash basin and w.c. Heated towel rail. Plumbing for washing machine and tumble dryer. High vaulted ceiling with Velux window.

FIRST FLOOR LANDING:

With seagrass flooring and large fitted wall mirror with adjacent shelving. Access to loft with pull down ladder. Timber doors to:

BEDROOM 1:

Lovely double bedroom with double glazed French doors including shutters and Juliet balcony - offering views towards the Harbour and Solent. Radiator. Seagrass flooring. Excellent range of fitted wardrobe/cupboards - one with inset fitted 'desk'.

BEDROOM 2:

Another large double bedroom with double glazed French doors (and Juliet

balcony) to rear, with views over the roof tops and onto the Harbour and Solent. Radiator. Seagrass carpeted flooring. Fitted wardrobe.

BEDROOM 3:

A very well equipped room with inset designed area with fitted single bed, shelving and lighting. Fitted desk and drawer unit. Radiator. Continuation of seagrass carpeting. Double glazed window to front.

BATHROOM:

Luxury modern white suite comprising bath, vanity wash basin and w.c. Heated towel rail. Obscured double glazed window to front.

GARDENS:

There is a 2 tier easy to maintain south-westerly facing rear garden - comprising a patio area with assorted plants and gated access leading to garage area. Timber steps up to large timber sun deck with balustrade (and views towards the Harbour mouth - the perfect spot for al fresco dining and relaxing.

PARKING/GARAGE:

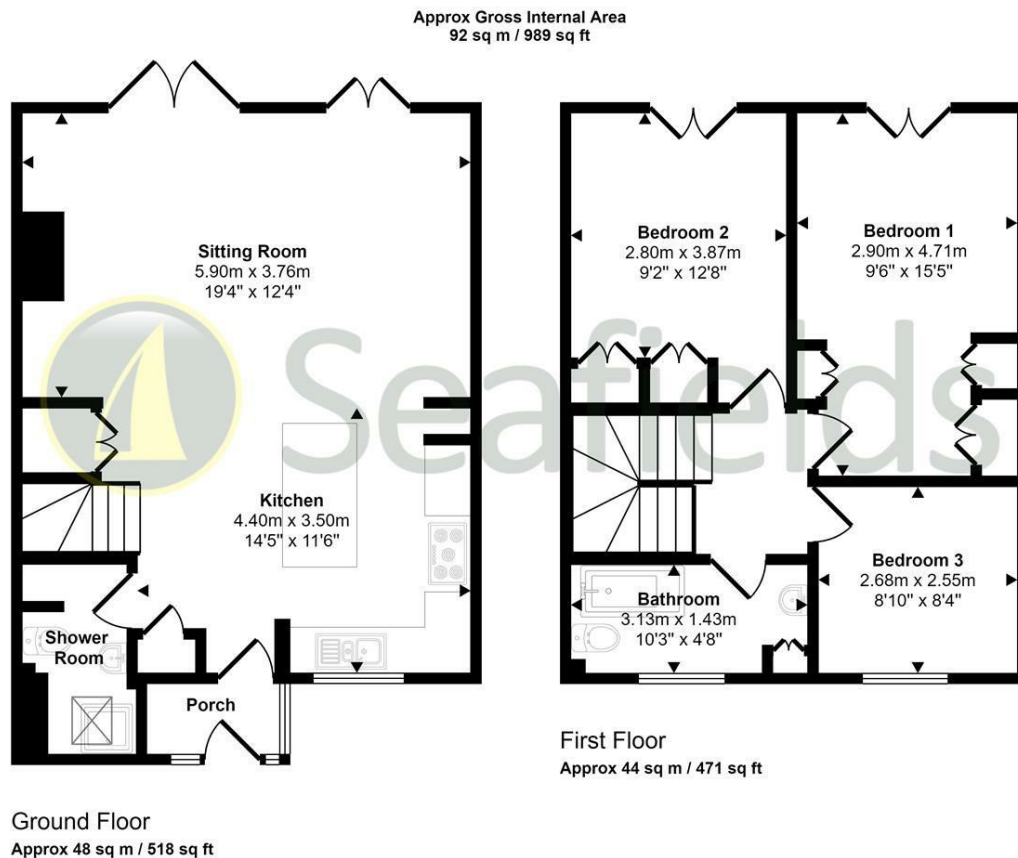
Accessed via Kings Close, there is a private garage (en bloc) with up and over 'midnight blue' door.

OTHER PROPERTY FACTS:

Tenure: Freehold
Council Tax Band: D
EPC rating: C

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(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	

