



Guide Price £395,000

21 HIGH SALTERNS, SEAVIEW, ISLE OF WIGHT, PO34 5AS



Seafields

A TRULY IMPRESSIVE 2 STOREY RESIDENCE WITH FABULOUS SOLENT VIEWS!

Set within an attractive residence, this CHAIN FREE large split level residence is a rare find indeed. The beautifully spacious and bright accommodation - neutrally decorated throughout - is laid out over the ground and first floors comprising a superbly spacious sitting room with log burner, separate substantial dining room, a sunny kitchen/breakfast room, 3 DOUBLE BEDROOMS and 2 BATHROOMS (one on each floor). As well as the BREATHTAKING SEA VIEWS, further benefits include beautifully maintained communal lawned GARDENS (with a secluded section directly to the rear of No. 21), plus a wide CARPORT and a cellar store.

Just moments to the beach as well as a few minutes' walk to the village centre and all its amenities, boat park, Yacht Club, cafes, bars and restaurants, this is such a perfect second or permanent home. Ryde town is also a level walk away (or 7 minutes' drive) with its shopping centre, amenities and mainland passenger ferry links.

ENTRANCE:

Communal entrance door into 'grand' hallway with private door to Apartment 21.

PRIVATE HALL:

Striking chequered black/white linoleum flooring. Dimplex storage heater. Recessed lighting. Cupboard housing electric meter. Doors to:

SITTING ROOM:

23'7 x 17'0 (7.19m x 5.18m)

A superbly proportioned bright room with large double glazed turn and tilt windows and French doors to the pretty, southerly garden. Attractive fireplace with inset log burner and terracotta tiled hearth. Solid wood flooring. Dimplex storage heater. Stairs leading to first floor.

DINING ROOM:

17'7 x 15'7 (5.36m x 4.75m)

Another impressive large room with dual aspect double glazed tall tilt and turn windows to side and rear (with window seat below) over-looking gardens. Large fitted cupboards - one housing immersion heater. Dimplex storage heater. Chequered black and white linoleum flooring.

KITCHEN/BREAKFAST ROOM:

14'10 x 8'4 (13'7 into recess) (4.52m x 2.54m (4.14m into recess))

Suite comprising wood fronted cupboard and drawer units with contrasting work surfaces incorporating sink unit. Integral oven and hob with extractor over. Space for fridge/freezer. Dimplex heater. Chequered linoleum flooring. Strip spotlights. Double glazed dual aspect windows to side and front offering a lovely outlook over the gardens and Solent.

BATHROOM 1:

9'1 x 6'2 (2.77m x 1.88m)

Comprising white suite of bath with Triton electric shower and screen; wash hand basin and w.c. Dimplex storage heater. Chequered linoleum. Half obscured double-glazed window to front with more sea views.

FIRST FLOOR LANDING:

Carpeted landing area with Dimplex storage heater. Doors to:

BEDROOM 1:

19'11 x 17'10 (6.07m x 5.44m)

Particularly large, light and airy carpeted double bedroom with dual aspect double glazed tilt & turn windows over-looking communal gardens and countryside. Feature arched window offering wonderful views towards Springvale and The Solent. Dimplex storage heater.

BEDROOM 2:

15'10 x 14'3 (17'11 into recess) (4.83m x 4.34m (5.46m into recess))

Another large carpeted double bedroom. Large double glazed tilt and turn windows over-looking gardens and countryside beyond. Dimplex storage heater. Extensive range of fitted wardrobes.

BEDROOM 3:

13'9 x 10'4 (4.19m x 3.15m)

A sunny twin aspect double bedroom with double glazed windows offering far reaching Solent and mainland views. Dimplex storage heater.

BATHROOM 2:

14'0 x 6'5 (4.27m x 1.96m)

Bright and spacious family bathroom comprising white suite of bath, w.c and wash hand basin, as well as separate shower cubicle with Triton shower unit. Heated towel rail with additional electric radiator fitted. Chequered linoleum flooring. Double glazed window with superb Solent views.

SEPARATE W.C.

Comprising suite of w.c and wash hand basin off. Large cupboard housing an immersion heater. Chequered linoleum.

GARDENS:

Lovely communal patio/lawned grounds tended by the Management Company.

CAR PORT:

To the rear of High Salterns, there is a large car port belonging to the apartment.

CELLAR STORE:

To the side of the property, there are a few steps down to secure private storage unit with light.

OTHER PROPERTY INFORMATION:

Long leasehold: With effect from 1976 (453 years remaining). No. 21 is a shareholder of High Salterns (Seaview) Management Co Ltd,

Service Charge: £2900 p.a. (as 2 flats converted and creating 2 storey home)

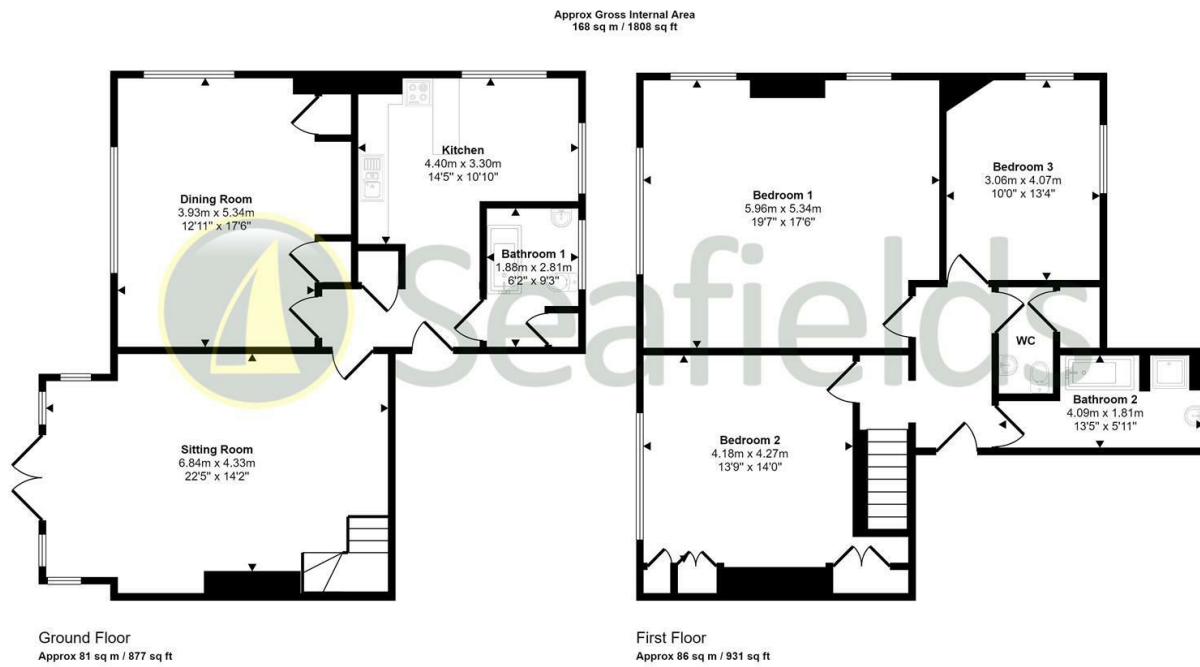
No pets or holiday lets are permitted.

Council Tax Band: E

Energy Performance Rating: E

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.

