



Guide Price £487,500

PORT QUARTERS, STEYNE ROAD, SEAVIEW, PO34 5BH



Seafields

## A REAL VILLAGE GEM WITH BREATHTAKING SEA VIEWS!

Welcome to PORT QUARTERS, a charming end terrace 2 STOREY COTTAGE located within minutes of the village amenities, eateries, beautiful beaches and Yacht Club. One of the unique features of this house is its UPSIDE DOWN living layout, allowing one to fully appreciate the stunning FAR REACHING SEA VIEWS. Imagine waking up to the sight of the sea every morning - truly a dream come true! The property offers 2 BEDROOMS and 2 bathrooms (one of each on both floors), with the fitted kitchen/sitting/dining room offering great space and light. Stairs from a landing/study area leads to a recently re-surfaced ROOF AREA with balustrade. Added benefits include gas central heating, a lovely WESTERLY GARDEN, plus a driveway leading to INTEGRAL GARAGE. The property also offers GREAT POTENTIAL to re-model/perhaps create a third bedroom (subject to usual consents), this is certainly a rare find - and perfect for a main or second residence - offered as CHAIN FREE.

### PORT QUARTERS - interesting information:

- \* The property offers 'upside down' living. For ease of description, the ground floor is described first. As one will note, there is potential for re-configuration and/or creating further accommodation, subject to usual consents.
- \* The first floor benefits from top of the range hardwood flooring
- \* The flat roof was renewed March 2023 with double skinned surface.
- \* The electronic garage door opens upon approach by the car (with the relevant device)

### GROUND FLOOR:

Obscured double glazed entrance door with adjacent window into:

### HALLWAY:

Carpeted hall with stairs leading to first floor and deep cupboard beneath. Doors to Integral Garage and downstairs Bathroom/wc.

### BATHROOM 2:

Modern bathroom suite which is part divided by glass blocks and comprising bath with mixer shower and separate over head shower; pedestal wash basin and w.c. LInen cupboard. Radiator. Tile effect flooring. Doors to Bedroom 2 and Utility area (which leads to rear garden).

### BEDROOM 2:

A large, bright double bedroom with double glazed sliding doors and window to rear garden. Laminate flooring. Good range of built-in wardrobe/cupboards. Radiator.

### UTILITY AREA:

Useful area with plumbing for washing machine and tumble dryer. Double glazed door to rear garden.

### FIRST FLOOR LANDING:

Carpeted landing with access to loft space. Door to:

### OPEN PLAN LIVING:

A superbly spacious and bright dual aspect room offering open plan living to include a charming sitting room area plus fully fitted kitchen with range of solid wood cupboard and drawer units and contrasting work surfaces continuing to a fitted dining table. Integral appliances to include Belling gas hob, electric oven, plus concealed tall fridge/freezer and dishwasher. Wood flooring. Recessed lighting. Double glazed windows x 3 to front and 2 to side - one angled with deep sill (the perfect spot to watch the busy Solent scene). Radiators x 2. Door to:

### INNER LANDING:

Wood flooring. Airing cupboard housing insulated hot water tank. Doors to Bedroom 1, Bathroom 1 and Study.

### BEDROOM 1:

Large dual aspect double bedroom with double glazed windows to side - offering fabulous sea views - far reaching towards Ryde Pier. Radiator. Wood flooring. Good range of wardrobe/cupboards.

### BATHROOM 1:

Modern white suite comprising bath with mixer tap shower plus overhead shower unit and glazed screens; vanity wash basin and w.c. Heated towel rail. Recessed double glazing. Full tiling to walls.

### STUDY AREA:

Continuation of wood flooring. Carpeted stairs to roof area. Radiator. Fitted desk and shelving beneath stairs.

### ROOF AREA:

Accessed via stairs and part-glazed door, a large flat roof area bordered by railing (from where there are spectacular views). This has been re-roofed in very recent years.

### GARDEN:

A well portioned lawned rear garden, fully enclosed via tall fencing. Access alongside to gateway to front. In front of the property, there are trees/shrubs bordering the driveway.

### DRIVEWAY/GARAGE:

Driveway providing a deep parking space and leading to integral garage with power, light and electronic garage door (which has a device to open on the owner's car's approach!). Window to side and door into hallway.

### OTHER USEFUL PROPERTY FACTS:

Council Tax Band: D (£2374)

Tenure: Long leasehold

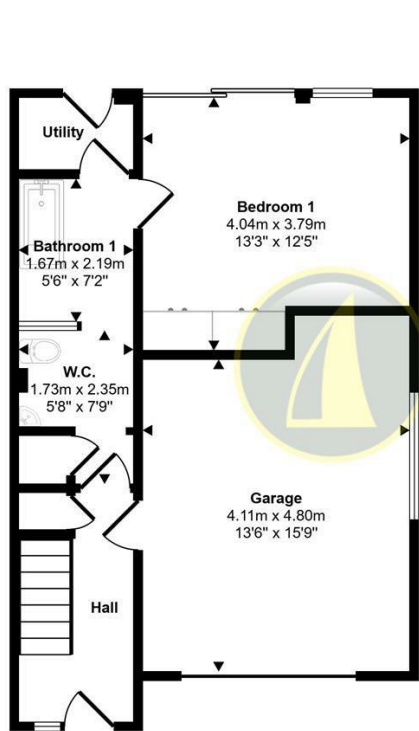
Length of lease: 900 w.e.f. 1973 (No ground rent)

Flood risk: None

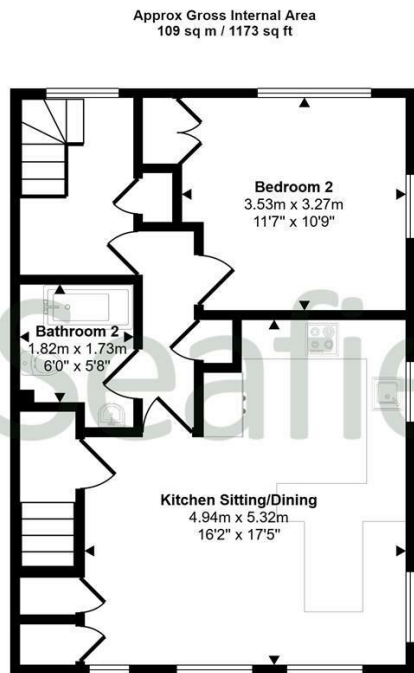
Conservation area: No

### DISCLAIMER:

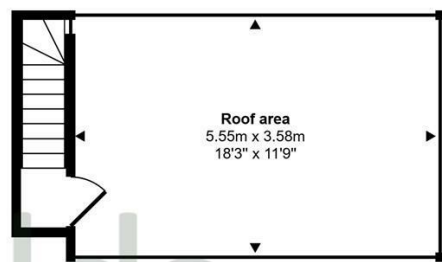
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Ground Floor  
Approx 54 sq m / 583 sq ft



First Floor  
Approx 53 sq m / 566 sq ft



Second Floor  
Approx 2 sq m / 24 sq ft

Approx Gross Internal Area  
109 sq m / 1173 sq ft

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

