



£499,900

1 COACH HOUSE, SPRINGFIELD COURT, SPRINGVALE ROAD, SEAVIEW, PO34 5AT



Seafields

## CHARMING COACH HOUSE IN EXQUISITE GROUNDS MOMENTS FROM SEA SHORE!

Welcome to Springfield Court - one of the Island's most exclusive seaside developments offering a unique combination of elegance, luxury and tranquility - with many 'extras' including the residents' SWIMMING POOL and TENNIS COURT! The gated entrance leads to a meandering tree lined private lane opening into the beautifully landscaped grounds (just over 7 acres) in which incorporates luxury apartments plus 6 coach houses. 1 COACH HOUSE comprises a modern kitchen/diner, sitting room (opening out to the private garden), downstairs cloakroom/w.c., 3 BEDROOMS and 2 bath/shower rooms (one en suite). There is a PARKING BAY plus an enclosed, secluded PRIVATE GARDEN. This enviable coastal setting is just a stroll away from Seaview village amenities and Yacht Club, plus The Boat House - a renowned sea front restaurant/bar - and Puckpool Park. The nearby sea wall offers a pleasant walk into Ryde town with its shopping centre and mainland passenger ferry links. Certainly this CHAIN FREE home is to be enjoyed by those seeking something very special and unique.

### ACCOMMODATION:

Entrance door with adjacent window into:

### HALLWAY:

A welcoming hall with solid wood flooring. Carpeted stairs to first floor. Recessed down lighters. Radiator. Doors to:

### DOWNSTAIRS W.C.:

Comprising modern suite of w.c. and pedestal wash basin. Wood flooring. Extractor. Recessed down lighters.

### KITCHEN/DINER:

Spacious and bright modern fitted kitchen comprising range of cupboard and drawer units with contrasting work surfaces incorporating inset sink unit plus waste disposal unit. Gas hob with double oven below. Integral tall fridge freezer, washer/dryer and dishwasher. Continuation of wood flooring. Radiator. Space for large dining table. Sash double glazed window to front.

### SITTING ROOM:

A charming room with multi-paned double glazed French doors - with adjacent windows - opening to the rear garden (with electronic awning). Radiators x 2. Carpeted flooring. Attractive stone feature fireplace. Recessed down lighters.

### FIRST FLOOR LANDING:

Carpeted landing with airing cupboard housing combination Worcester gas boiler. Doors to:

### BEDROOM 1:

Double bedroom with double glazed sash window over-looking rear garden and the communal gardens/tennis court beyond. Radiator. Extensive range of fitted wardrobe/cupboards incorporating dressing table. Recessed down lighters. Door to:

### EN SUITE SHOWER ROOM:

Modern suite comprising tiled shower cubicle, w.c. and pedestal wash basin. Fitted wall mirror. Heated towel rail. Tiled flooring. Extractor.

### BEDROOM 2:

Carpeted double bedroom with double glazed sash window to front. Radiator. Recessed down lighters x 2.

### BEDROOM 3:

A good sized single bedroom with double glazed sash window to front. Carpeted flooring. Radiator. Deep built-in wardrobe/cupboard.

### FAMILY BATHROOM:

Suite comprising bath with central mixer shower attachment; w.c. and pedestal wash basin with wall mirror over. Tiled surrounds. Tiled flooring. Mirror fronted wall cabinet. Extractor. Heated towel rail..

### PRIVATE GARDEN:

To the rear of 1 Coach House there is a very private garden bordered by fencing and comprising a patio terrace (with electronic awning providing shade when required) with the rest being laid to lawn. Timber garden shed - perfect for beach/pool gear storage. Secure timber gate leading to Springfield Court grounds.

### COMMUNAL GROUNDS:

The approach to Springfield Court is via electronic gates and a long tree-lined drive to fantastic private grounds of approximately 7.3 acres. There are expertly landscaped and maintained lawned gardens with an array of mature trees - even including a beautiful carved statue. Additional features include:

### Tennis Court:

Standard size tennis court for use by residents.

### Swimming Pool:

Steps down to a lovely heated swimming pool with terraced surrounds. Note: There is a very successful 'booking' system to ensure one has quality time to enjoy the pool with one's own family friends at specified times. Open for use between 1st May to 30th September.

### PARKING:

There is an allocated parking space - labelled 'S'. There are also Visitors parking spaces - labelled 'V'.

### TENURE:

Leasehold (with Share of Freehold)

Balance of 999 years w.e.f. 2004

Annual management charge: Circa £3500 (to include buildings insurance and ground/pool/court maintenance)

Holiday lets permitted

Pets permitted by permission by Management Company

### OTHER INTERESTING INFORMATION:

Council Tax Band: D

Energy Performance Rating: C

Floor Risk: None

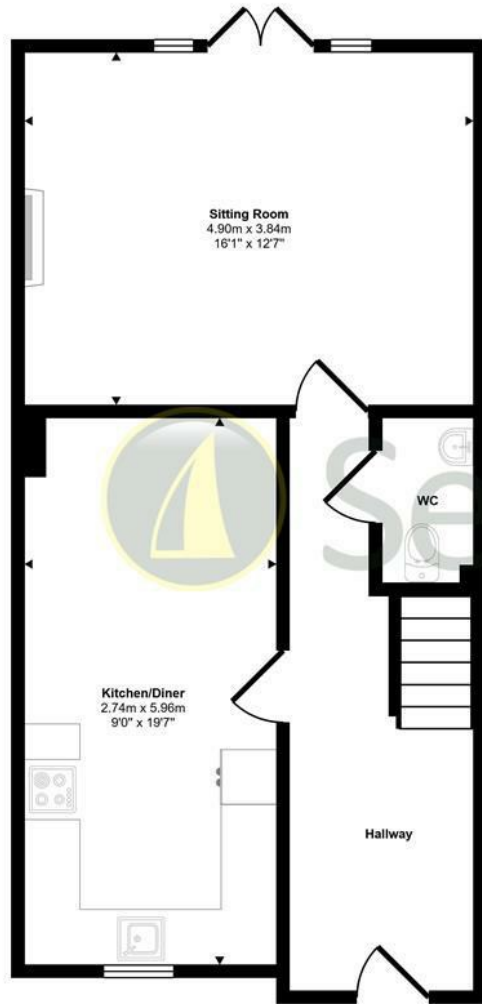
Services: Mains connection unless otherwise advised

Sellers' situation: Selling as Chain Free

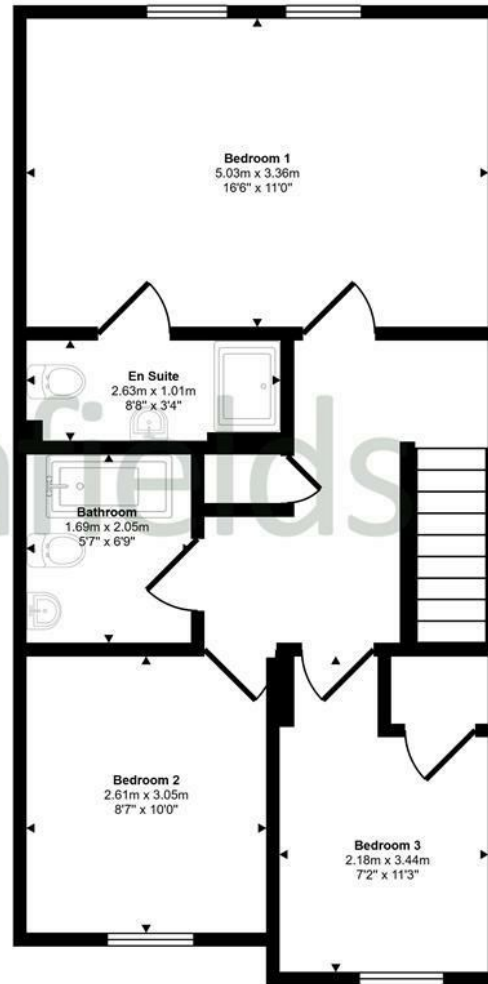
### DISCLAIMER:

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.

Approx Gross Internal Area  
100 sq m / 1072 sq ft

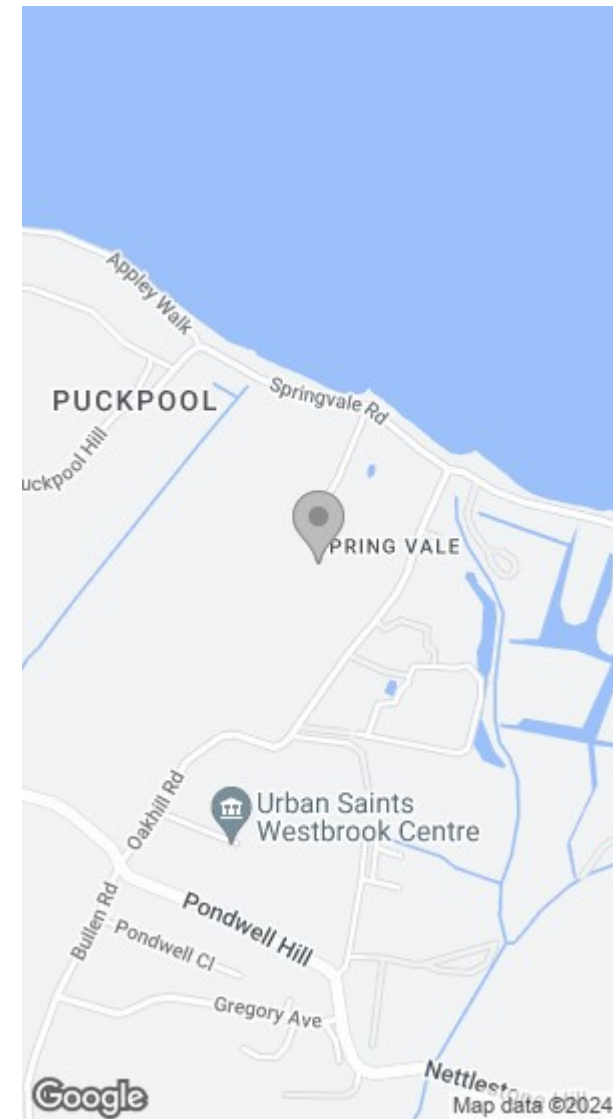


Ground Floor  
Approx 49 sq m / 531 sq ft



First Floor  
Approx 50 sq m / 541 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
77	87

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
G	A

