



Guide Price £415,000

9 SANDPIPERS, OLD SEAVIEW LANE, SEAVIEW, PO34 5EL



SUCH A GREAT OPPORTUNITY TO ACQUIRE A VILLAGE CENTRE HOME!

This truly delightful **SEMI-DETACHED COTTAGE** is ideally situated in the very heart of this traditional sailing village ... just moments from the very select shops and eateries, boat park, Yacht Club and the breathtakingly beautiful beaches. Having been within the same family since new (the 1980s), the property has been beautifully maintained and offers **NEUTRAL DECOR** throughout. The noticeably light accommodation comprises a lovely triple aspect open-plan arrangement on the ground floor (elevated to the front so offering great privacy) incorporating a dual aspect sitting room with wide opening through to the kitchen/diner. The first floor landing gives access to the large loft, plus 2 **DOUBLE BEDROOMS** and a quality white bathroom suite. Further benefits include **GAS CENTRAL HEATING**, double glazing throughout, a **SOUTH FACING PATIO** garden with attractive raised flower bed, plus a **PARKING SPACE**. All in all, an impressive residence for those seeking a first, second or retirement home in this **ENVIABLE SETTING!!**

ACCOMMODATION:

The property has private front and rear entrances. Accessed via Pier Road, a few steps lead up to double glazed entrance door into:

SITTING ROOM:

A spacious and bright room with squared bay double glazed window to front including very deep sill. Further double glazed window to side. The luxury vinyl flooring flows throughout the ground floor. Carpeted stairs leading to first floor. Radiator. Under stairs storage space. Wide opening into:

KITCHEN/DINER:

Fitted kitchen comprising matching range of cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit with mixer taps. Space and plumbing for the following appliances: Electric cooker, washing machine and dishwasher. A recess allows space for a tall fridge/freezer. Door to large Larder cupboard. Radiator. Continuation of luxury vinyl flooring. Tiled splash backs. Space for dining table and chairs. Double glazed window and door to private rear garden.

FIRST FLOOR LANDING:

Carpeted landing with double glazed window to side. Access hatch to very large loft with solid pull-down ladder. Doors to:

BEDROOM 1:

Carpeted double bedroom with double glazed window to front (offering sea glimpses). Radiator. Door to over-stairs cupboard housing 'Ariston' gas combination boiler. Built-in double wardrobe.

BEDROOM 2:

Carpeted second double bedroom with double glazed window to rear. Built-in double wardrobe. Radiator.

BATHROOM:

Luxury white suite comprising panelled bath with 'Mira Azora' shower over and screen; pedestal wash hand basin and w.c. Smart tiling to wall and floor. Heated towel rail. Obscured double glazed window.

GARDEN:

A delightful, very private south-facing walled garden - ideal for al fresco dining/entertaining/relaxing - with access via gateway from the driveway or from the kitchen. Attractive curved raised flower bed with assorted plants. Outside tap. Timber gate to driveway.

PARKING:

Parking for one vehicle within the Sandpipers' residents' car park adjacent to the property (and accessed via the Pier Road entrance).

INTERESTING PROPERTY FACTS:

Tenure: Freehold

Note: To cover 'communal' courtyard/driveway, there is a Sandpipers Residents' Association Ltd - each property having 2 shares in the company. 2023/24 maintenance charge per property = £350 (covering insurance, gardening & sinking fund)

Council Tax Band: C

Energy Performance Rating: D

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
56 sq m / 600 sq ft



Ground Floor
Approx 28 sq m / 298 sq ft

First Floor
Approx 28 sq m / 302 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
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(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	

