



Guide Price £155,000  
5 HIGH SALTERNS, SEAVIEW, ISLE OF WIGHT, PO34 5AS





## **GROUND FLOOR LIVING CLOSE TO SEA FRONT!**

**A great opportunity to acquire a 2 BEDROOM ground floor apartment within the sought after High Salterns - moments from the 'short cut' to the long stretch of beaches and a short stroll to the village shops, eateries, Yacht Club, boat park and slipways. The accommodation also comprises a sitting room with open aspect to the fitted kitchen, an inner hall leading to the bedrooms, plus bathroom. Added benefits include brand new double glazed windows, lovely very well tended LAWNED GARDENS (with secluded residents' clothes drying area) plus a parking space in front of the private GARAGE! Requiring some modernisation, the apartment presents a great opportunity for those seeking a first, second or retirement residence and also has had a very successful long term rental record. CHAIN FREE.**

### **ACCOMMODATION:**

Communal covered entrance to private front door:

### **SITTING ROOM:**

A bright room with two new double glazed windows to the front over-looking the communal green. Archway to kitchen.

### **KITCHEN:**

Compact internal kitchen with a range of eye and base level units in cream with a contrasting laminate work top. Electric oven and hob with extractor hood. Stainless steel sink with drainer. Space and plumbing for washing machine and fridge.

### **INNER HALL:**

Cupboard housing hot water tank. Doors to:

### **BEDROOM 1:**

Double bedroom with new double glazed window with pleasant aspect over gardens.

### **BEDROOM 2:**

A second bedroom with new double glazed window to rear - again with views over rear garden.

### **BATHROOM:**

Fully tiled bathroom comprising white suite of bath with shower attachment; pedestal wash basin; w.c. Small window to side. Wall mounted electric fan heater.

### **GARDENS:**

There are beautifully tended gardens surrounding the High Salterns apartments - mainly laid to lawn with a central patio area with seating - the perfect spot to enjoy the peace surrounding High Salterns. Residents' clothes drying area to the rear.

### **GARAGE:**

5 High Salterns is one of the rare apartments within the block which benefits from a private garage - which measures 16'3 x 8'9 and has up and over door.

### **TENURE:**

Leasehold: 500 Years from June 1976  
Service Charge 24/25 - £392.50 every 6 months  
Ground Rent - Nil  
Restrictions: No pets or holiday lets are permitted

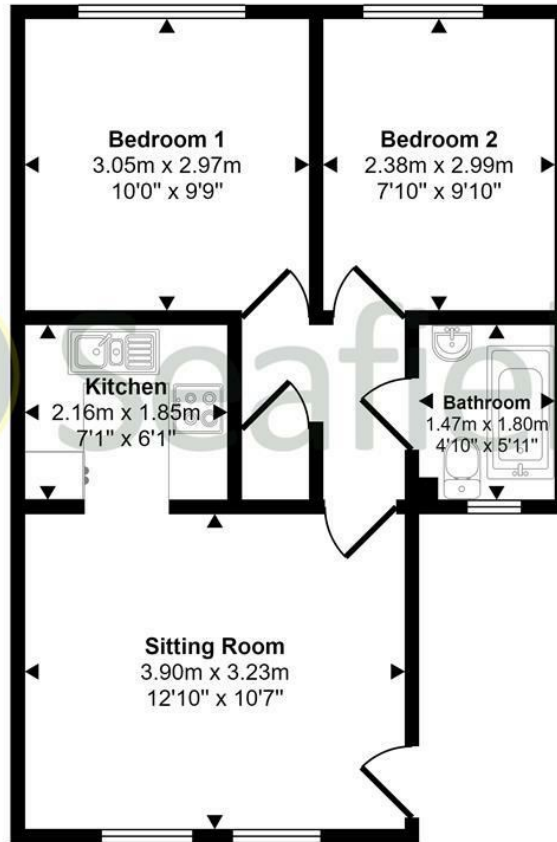
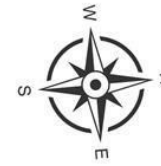
### **USEFUL INFORMATION:**

New double glazed windows being installed September 2024.  
Council Tax: Band B - £1805.43 for 24/25  
Conservation Area: No  
Listed Status: Not Listed  
Services: Mains water/drainage. Electric.  
Sellers Situation: No onward chain.  
Current Heating is electric, ceiling heating.

### **DISCLAIMER:**

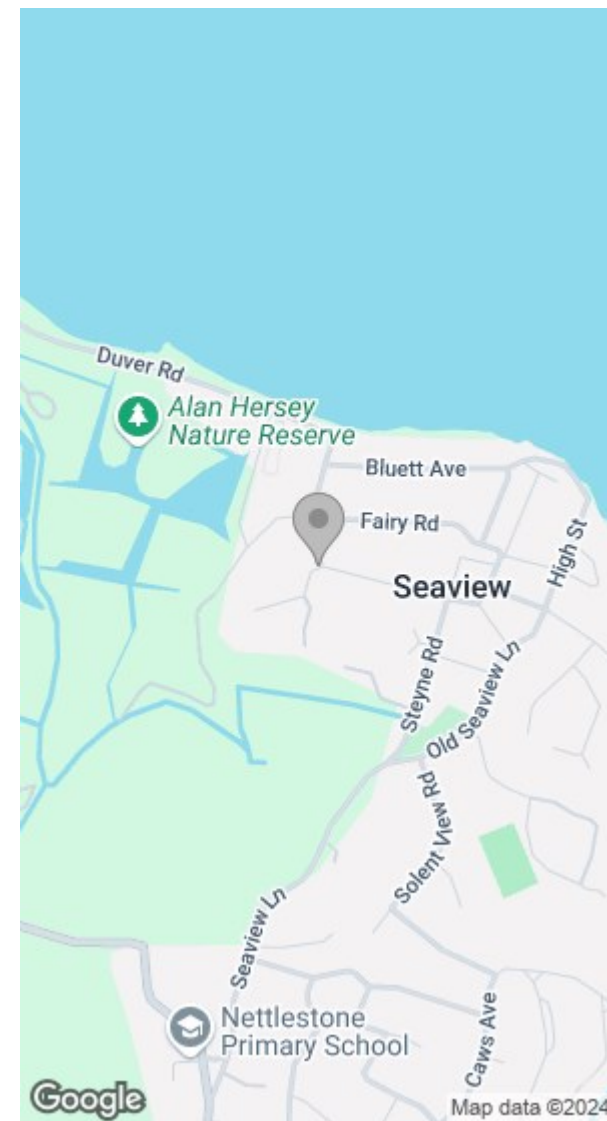
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
41 sq m / 439 sq ft



Floorplan

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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

