



Guide Price £395,000

4 SANDPIPERS, OLD SEAVIEW LANE, SEAVIEW, PO34 5EJ



TUCKED AWAY YET MOMENTS FROM SEA SHORE AND VILLAGE AMENITIES!

A most impressive END TERRACE home positioned to the rear of this select development right in the heart of Seaview village - literally minutes to all the village offers, including cafes, bars, shops, church and Yacht Club. On entering the property, the space and light is evident, with the accommodation comprising a superbly proportioned sitting room with archway to a stylish kitchen/diner, with 2 DOUBLE BEDROOMS and a modern white bathroom suite on the first floor. Further benefits include gas central heating, double glazing throughout, some sea views, a PRIVATE REAR PATIO - the perfect spot for al fresco dining and relaxing after a day by the sea (as well as providing ample space for 'sea sport' gear! The extra bonus is the allocated PARKING SPACE adjacent to the house. A perfect permanent or second home which is being offered as CHAIN FREE.

ACCOMMODATION:

Accessed via the side, a part glazed stable style UVPC door to porch.

SITTING ROOM:

A welcoming, bright and airy very well proportioned room with laminate flooring and plantation shutters to the front double glazed window. Radiator. Fitted storage cupboard. Carpeted stairs to first floor. Archway to:

KITCHEN/DINER:

A stylish modern kitchen with ample space for a dining table and chairs. Smart range of fitted base and eye level units in high gloss off-white with contrasting grey, Quartz worktop incorporating 1.5 bowl stainless steel sink unit with mixer tap. Integral NEFF induction oven, hob and microwave. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Continuation of laminate flooring. Radiator. Part glazed UVPC door and double glazed window with plantation shutters.

FIRST FLOOR LANDING:

Carpeted landing with access to loft space. Airing cupboard housing Navien combination gas boiler. Doors to:

BEDROOM 1:

Good sized carpeted double bedroom with westerly double glazed, deep sill, squared bay window with plantation shutters. Radiator. Built-in double wardrobe plus further over stairs cupboard.

BEDROOM 2:

Double bedroom with double glazed window to rear offering sea views. Radiator. Built-in wardrobe.

BATHROOM:

Modern white suite comprising bath with shower over and screen; wash and

basin and W.C. Tiled wall surrounds. Laminate flooring. Ladder style chrome radiator. Window to rear with plantation shutters and sea views.

GARDEN:

Situated in an 'end plot', No. 4 benefits from a private L-shaped block paved patio - offering ample seclusion and an ideal spot for al fresco dining/entertaining and ample space to store kayaks/paddleboards, etc. Timber store shed. Side access.

PARKING:

Accessed via Old Seaview Lane through the archway, there is an allocated car parking space adjacent to No. 4.

TENURE:

Freehold

USEFUL INFORMATION:

Council Tax Band C - £2063.36

Service Charge - £300 pa covers upkeep, lighting etc of communal area.

Flood Risk: No risk

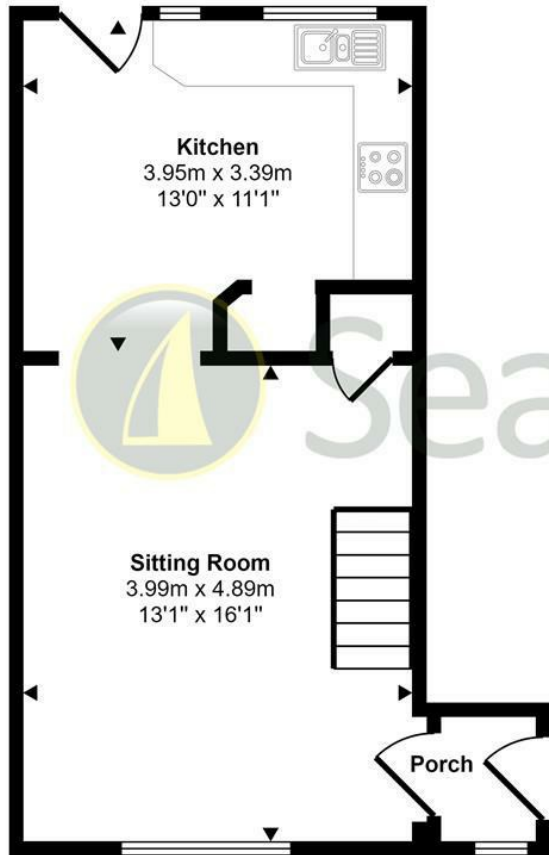
Conservation Area: No

Listed Status: Not listed.

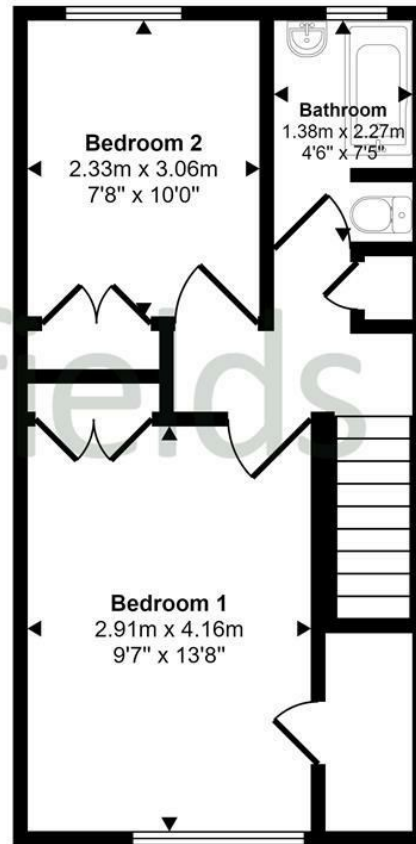
DISCLAIMER:

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
68 sq m / 731 sq ft

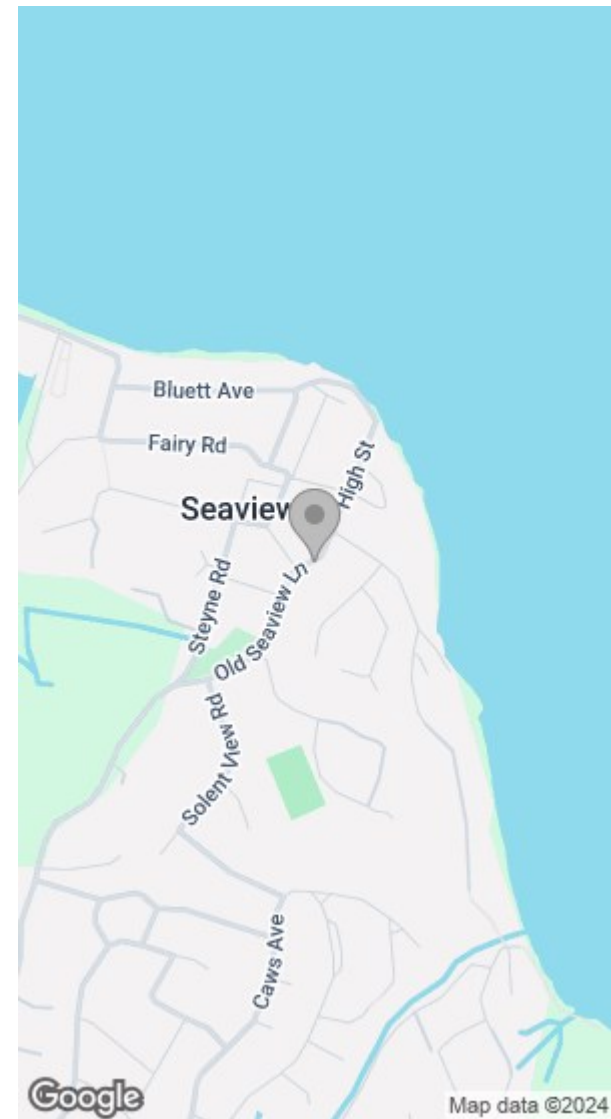


Ground Floor
Approx 35 sq m / 381 sq ft



First Floor
Approx 33 sq m / 350 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

