



Guide Price £725,000
CARITA, STEYNE ROAD, SEAVIEW, PO34 5EP



EXQUISITE 'SHOW HOME' STYLE RESIDENCE IN HEART OF SAILING VILLAGE!

Step inside this beautifully presented 3-4 BEDROOM, 2 BATHROOM home to appreciate the versatility, quality and light the accommodation offers. The welcoming hallway offers open plan aspect into the superb dual aspect dining/family room - which leads to the airy and bright fully fitted top quality kitchen. The ground floor also comprises a snug/TV room, the charming front sitting room (or fourth bedroom) and luxury shower room. Additional accommodation includes 3 beautifully appointed bedrooms and a spacious and bright family bathroom. Warmed via UNDER FLOOR HEATING (ground floor) and radiators (first floor), further benefits include neutral decor, window shutters, quality flooring, plus a large rear PATIO GARDEN - perfect for al fresco dining/entertaining (with outside shower). The added bonus is large timber BEACH STORE with ample storage for paddle boards/wet suits, etc. The property comes with an excellent, very popular HOLIDAY LETTING record. Offered as CHAIN FREE, this character residence must be seen as soon as possible to avoid disappointment.

ACCOMMODATION:

Entrance door into:

ENTRANCE HALL:

A welcoming hall with luxury vinyl flooring (with under floor heating) - flowing throughout the ground floor reception rooms. Radiator. Coat hanging space. Carpeted stairs with attractive balustrade and fitted cupboards below housing meters, fuse box and under floor heating mechanism. Doors to Shower Room and Sitting Room (potential fourth bedroom). Open plan aspect into Dining/Family Room.

DINING/FAMILY ROOM:

A most impressive, airy and bright, dual aspect room with large double glazed window to side and sliding patio doors to garden. Ample space for living/dining furniture. Built-in shelved cupboard. Recessed down lighters.

SITTING ROOM/BEDROOM 4:

A very charming, most versatile room - currently the front sitting room (potential fourth bedroom) with sash bay window to front with half shutters. Feature fireplace. Radiator. Wall light fittings.

KITCHEN:

Quality fitted kitchen comprising extensive range of cupboard and drawer units with solid wood work surfaces over incorporating 1.5 bowl sink unit with grooved drainer. Large 'Leisure Cuisine Master' Range with grill, oven, plate warmer and 5-ring gas hob with extractor over. Inset Lamona microwave. Integral fridge/freezer and dishwasher. Ample natural light from skylight window and large double glazed sliding doors opening to the garden. Opening to:

SNUG:

An ideal snug/TV room/study with double glazed sliding doors to garden. Recessed down lighters.

SHOWER ROOM:

Luxury suite comprising large, full width tiled shower cubicle; wash hand basin and w.c. Tiled surrounds and white tiled flooring. Heated towel rail. Extractor.

FIRST FLOOR LANDING:

Carpeted landing with large loft access - with pull down ladder. Deep utility cupboard housing plumbing for washing machine and tumble dryer. Doors to:

BEDROOM 1:

Large carpeted double bedroom with sash bay shuttered windows to front. Radiator. Built-in original wardrobe/cupboard. .

BEDROOM 2:

A second very well proportioned carpeted double bedroom with shuttered sash bay windows to rear. Radiator.

BEDROOM 3:

Third bedroom with good sized fitted bunk beds (with good height between plus fixed wooden steps and individual wall lights). Radiator. Carpeted flooring. Shuttered sash window to front.

BATHROOM:

A large bathroom comprising luxury suite of panelled bath with mixer shower over and screen; smart vanity wash hand basin with shaver light and illuminated mirror, plus w.c. Extractor. White tiled flooring. Obscured windows to side and rear. Heated towel rail.

OUTSIDE:

A very smart paved patio garden - perfect for al fresco dining/entertaining/relaxing. Outside shower (so ideal for one's return from the beach/sailing). Outside lighting. Door to:

BEACH/GARDEN STORE:

A superb timber store - ideal for storage of all beach/water sports gear with high level and shelved storage, plus large timber doors to the rear and front of the property. Lighting.

TENURE:

Long Leasehold: 990 years with effect from 1887.

No ground rent collected

Freeholder: Oglanders/Nunwell Estate, Brading, IOW

No restrictions.

OTHER PROPERTY FACTS:

Council Tax Band: E

EPC Band: C (71)

Building Construction: Traditional red brick build

Listed Building: No

Conservation Area: Yes

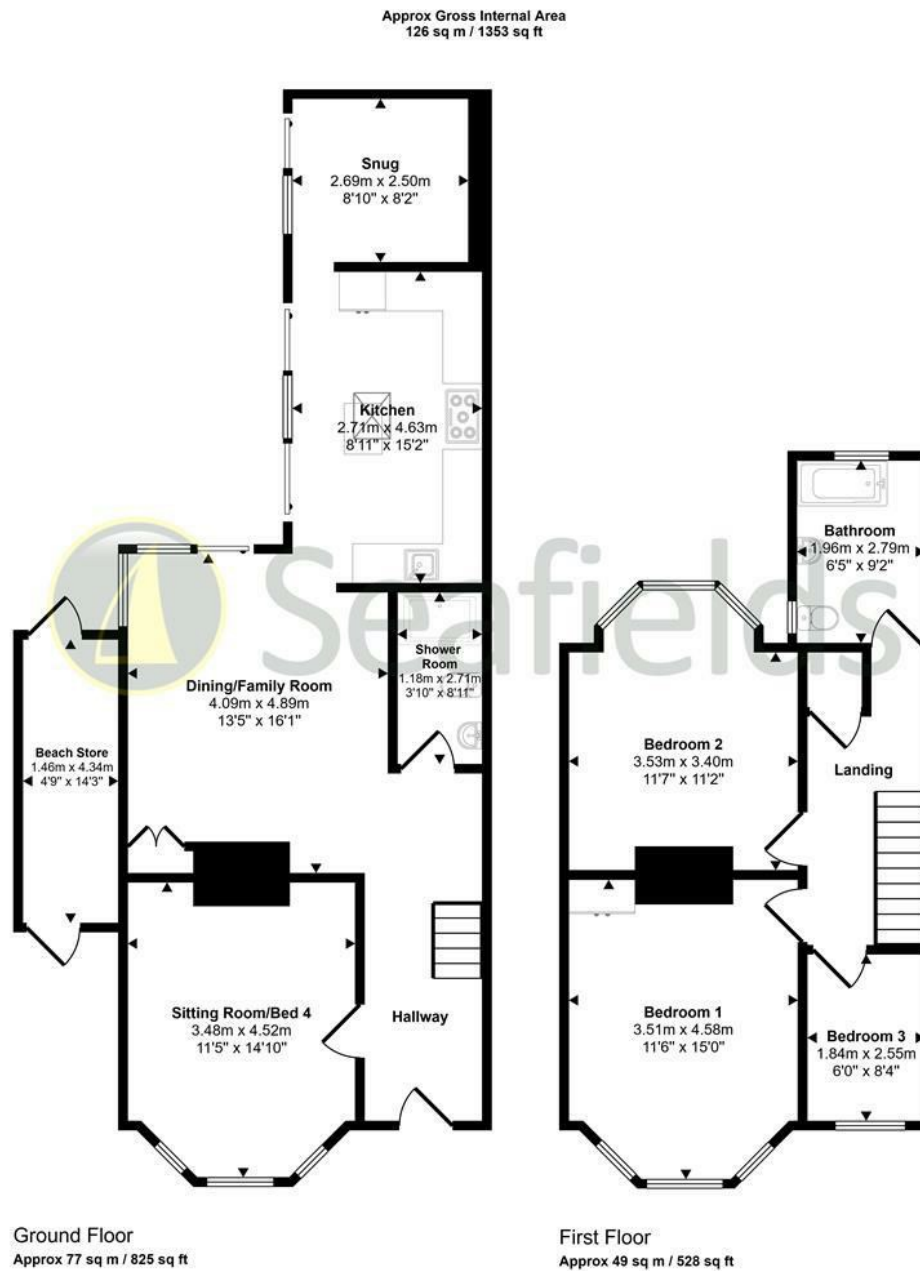
Flood Risk: None

Services: all services are mains connected, unless otherwise stated.

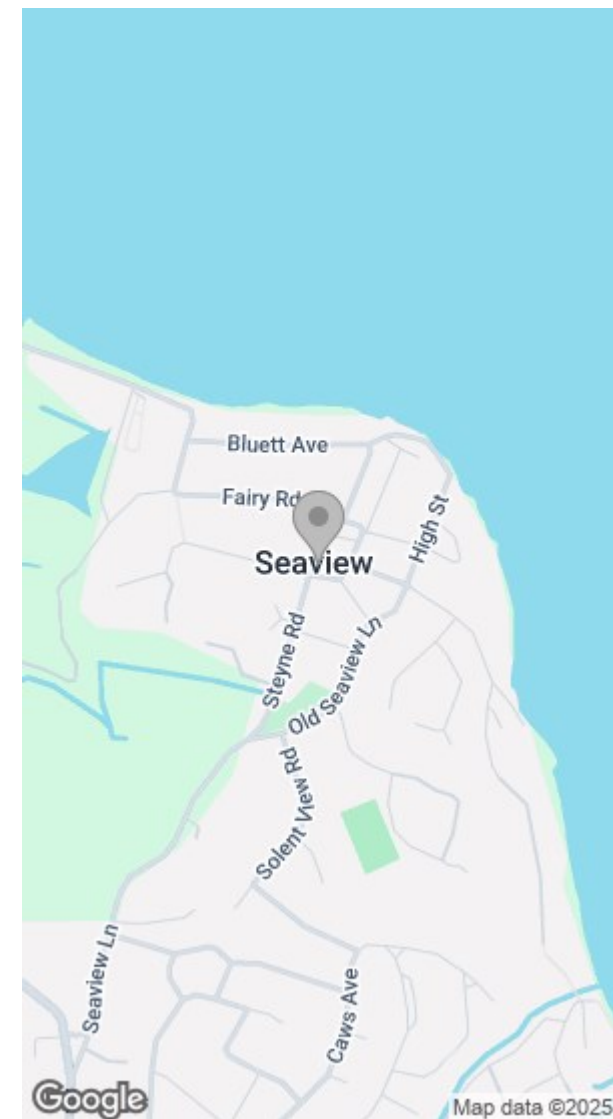
Sellers Circumstances: Chain Free

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.



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		84
(81-91) B		
(69-80) C		71
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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