# Guide Price £650,000

PEARL COTTAGE, FERNICLOSE ROAD, SEAVIEW, PO34 5BS

Seafields

**FABULOUS OPPORTUNITY MOMENTS FROM THE SEA SHORE!**

**A truly charming period COASTGUARD COTTAGE having been enjoyed by the same family for many years and now ready for a new owner to enjoy this enviable SEASIDE LIFESTYLE. Set within most impressive large lawned gardens (approximately 100ft x 65ft), Pearl Cottage is the end of a terrace of similar charming homes located moments from the ever popular Seagrove Bay with its boat slipway, safe swimming waters and easy access through to Priory Bay. In need of upgrading, the property gives GREAT SCOPE for a new owner to re-model/extend (subject to usual consents) to suit one's requirements and 'put their own stamp on'. The flexible accommodation currently comprises a sitting room, separate kitchen/diner, utility and conservatory plus 3 BEDROOMS and 3 BATH/SHOWERS. As well as lovely SEA VIEWS from the property and garden, further benefits include double glazing (where specified), a timber chalet and vegetable plot. A huge bonus is the large DOUBLE GARAGE with parking space in front (both of which is like 'gold dust' in the area), ideally positioned enabling one to wheel dinghies/kayaks down to the sea shore. The property is also conveniently located a short stroll away from village amenities, shops, galleries, bars/eateries and Yacht Club. We would urge that an early viewing is arranged as this is a rare opportunity not to be missed. NO ONWARD CHAIN.**

## ACCOMMODATION:
Accessed via side of property, part obscured entrance door to:

## GROUND FLOOR:
Carpeted hall with door to deep under stairs cupboard housing electric meter and consumer unit. Latch doors to:

## BEDROOM 3:
Double bedroom with dual aspect windows. Brick fireplace with inset grate. Wall lights. Storage heater.

## SITTING ROOM:
Charming room with deep box bay with multi-paned double glazed window over-looking garden. Further window to rear. Carpeted flooring. Wall lights. Storage heater. Fitted cupboards. Latch doors to (a) stairs leading to first floor; (b) kitchen.

## KITCHEN/BREAKFAST ROOM:
Good sized room with double glazed windows over-looking gardens. Wood fronted cupboard and drawer units with work surface. Inset inset sink unit (with further windows above). Gas cooker point. Space for fridge. Ample space for dining table and chairs. Sliding door to:

## UTILITY ROOM:
Large space with recessed area housing plumbing for washing machine and tumble dryer. Windows. Deep larder cupboard. Door to:

## REAR LOBBY:
Useful area for coats/boots, beach gear, etc. Door to Conservatory. Further door to:

## WET ROOM:
Large room with non slip floor comprising Triton shower, wash hand basin and w.c. Heated towel rail. Obscured window.

## CONSERVATORY:
Triple aspect double glazed window with tiled floor and French doors to garden.

## FIRST FLOOR LANDING:
Carpeted landing with sash window. Latch doors to:

## MASTER BEDROOM SUITE:
Comprising bedroom, dressing room and en suite:

## DRESSING ROOM & LOFT ROOM:
Useful area with full width fitted wardrobe/cupboards. Storage heater. Sash windows x 2 over-looking gardens. Door to Bedroom 1. There is also access (via pull down ladder) to large boarded LOFT ROOM with window and 2 Velux windows.

## BEDROOM 1:
Dual aspect carpeted bedroom with double glazed windows to side and rear over-looking gardens. Fitted wardrobes. Electric wall heater. Door to:

## SHOWER ROOM:
Suite comprising tiled shower cubicle, pedestal wash hand basin and w.c. Dimplex wall heater. Obscured window to side.

## BEDROOM 2:
Double bedroom with sash windows x 2 offering fabulous Solent views. Feature fireplace. Built-in wardrobe.

## BATHROOM:
Suite comprising panelled bath, vanity wash basin and w.c. Tiled surround. Airing cupboard housing hot water tank. Tiled surrounds. Obscured sash window.

## GARDENS:
The superb lawned gardens are a particular feature - measuring up to approximately 100ft x 65ft - a real gardener's delight ... with a Solent outlook! Vegetable plot. Large timber chalet. Pedestrian gateway to Ferniclose Road. To rear of garden, a few shallow steps and pathway lead to the garage.

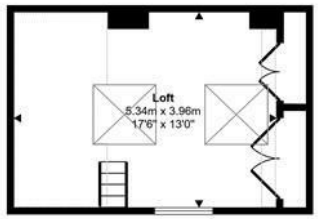
## DOUBLE GARAGE:
Large double garage with up-and-over door and power. Pedestrian door to rear garden.

## TENURE:
To be confirmed

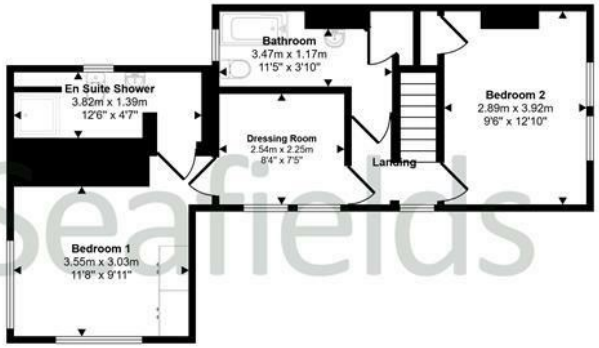
## OTHER PROPERTY FACTS:
Council Tax Band: D (£2493)
EPC Rating: Tbc
Listed Building: No
Flood Risk: Very Low
Seller Situation: No Chain

## 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.

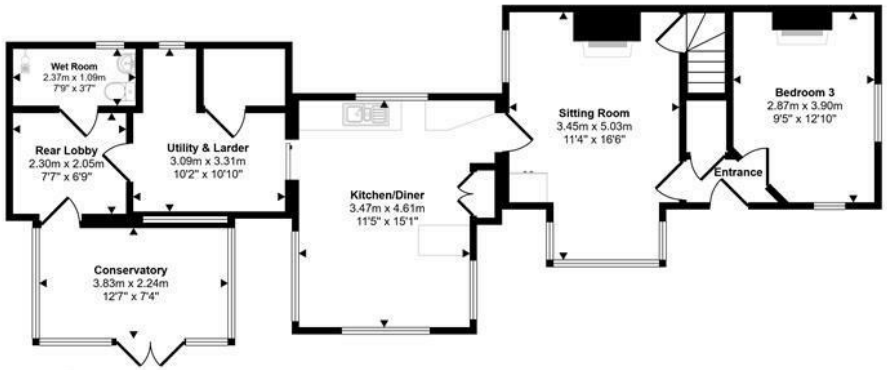
Approx Gross Internal Area
151 sq m / 1621 sq ft




Second Floor
Approx 24 sq m / 253 sq ft



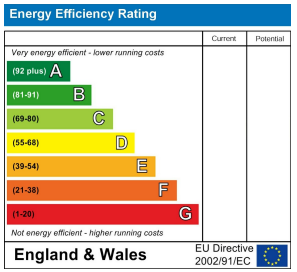

First Floor
Approx 50 sq m / 540 sq ft

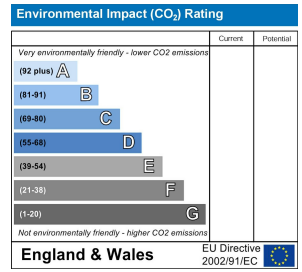



Ground Floor
Approx 77 sq m / 828 sq ft

Denotes head height below 1.5m

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.




Tel: 01983 812266 Web: www.seafieldsproperty.co.uk Email: info@seafieldsproperty.co.uk