



Guide Price £495,000
22 SEAVIEW BAY, PIER ROAD, SEAVIEW, PO34 5BP



EXQUISITE 3 STOREY WATERSIDE PENTHOUSE!

A truly rare opportunity for those seeking a waterside lifestyle - perfectly positioned just moments from the slipway and beautiful beaches, making It an ideal haven for anyone appreciating the beauty of coastal living, as well as water sports enthusiasts with the slipway giving easy access to the sea. This stunning This fabulous 3 STOREY home - incorporating a mezzanine with a feature spiral stair and double-height living space - offers contemporary airy and bright OPEN-PLAN living including stylish kitchen/diner and double height sitting room with mezzanine above accessed via spiral stairs (ideal extra sleeping or living space). The sitting room seamlessly flows onto a large secluded BALCONY commanding 180 degree sea views - such a great spot for al fresco dining/entertaining or simply enjoying the busy Solent scene. The floor below features 2 BEDROOMS - one with en suite bathroom - plus a separate shower room, as well as a large 'utility cupboard' and additional storage. As well as breathtaking SEA VIEWS, further benefits include tasteful decor with a seaside theme, double glazed windows plus 2 allocated PARKING BAYS. A few minutes' stroll leads you to the village amenities which includes the community shop, eateries, art galleries, Church and Yacht Club. The view really is incredible and this CHAIN FREE property simply must be seen.

ENTRANCE LEVEL:

Accessed from Pier Road, from the road level there is a 'bridge' across and steps up to the first floor. Private door to No. 22:

HALLWAY:

Inset carpet mat and window. Carpeted hall with double doors to wide 'utility cupboard' housing plumbing for washing machine and tumble dryer (and window offering natural light). Carpeted stairs to first floor with cupboard below. Doors to:

BEDROOM 1:

Superbly proportioned double bedroom with double glazed door and Juliet balcony offering super sea views. Slimline electric heater. Range of fitted wardrobes. Door to:

EN SUITE BATHROOM:

Good sized luxury suite comprising corner bath with shower over and screen; wash hand basin and w.c. Smart range of mirror fronted cabinets - one being illuminated. Heated towel rail.

BEDROOM 2:

Another double bedroom with window to side offering yet more lovely views towards the boat park, beaches and Solent. Slimline electric heater. Sliding doors to fitted wardrobe.

SHOWER ROOM:

Comprising suite of tiled shower cubicle, wash basin and w.c. Extractor. Heated towel rail.

TOP FLOOR:

A superbly spacious, bright and airy open plan arrangement offers breathtaking views from every window:

KITCHEN/DINING AREA:

Lovely large room comprising extensive, quality range of stylish cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Integral appliances including induction hob; eye level oven and microwave, dishwasher. Large fridge/freezer. Ample space for large table and chairs. Impressive contemporary track lighting. Window to rear and glazed door to side with Juliet balcony. Open plan aspect to:

SITTING ROOM:

Offering the real 'wow factor', this dual aspect room offers superb double height vaulted ceilings with beam, a large port hole window to side (yet more Solent views) plus sliding doors to the sea facing Balcony. Slimline electric heater. Spiral stairs to:

MEZZANINE FLOOR:

A great extra space - ideal for an additional 'tranquil' seating area or indeed extra sleeping space. Iron railing creating a galleried landing over-looking the sitting room. Slimline electric heater. Door to storage space.

BALCONY:

A large decked balcony with ample space for table and chairs - ideal spot to watch the busy Solent scene over a morning coffee or evening drink - and an enviable setting for al fresco dining/entertaining.

PARKING:

No. 22 benefits from TWO allocated parking bays off Pier Road.

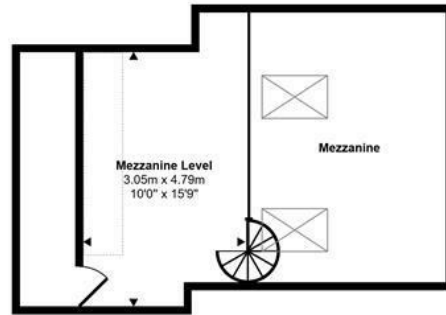
TENURE:

Leasehold: May 2007 - June 2178 (153 years remaining)
Management Company: Seaview Bay Management Limited (SBML)
Management Fee: Last year (2024): Payable bi-annually £2213 & £2405: Total £4618
Includes Buildings Insurance; Water; Sea Wall and Hard Surface sinking fund; Communal Building and Grounds Maintenance
Pets Permitted: By permission by the Management Company
Holiday Lets Permitted: Yes

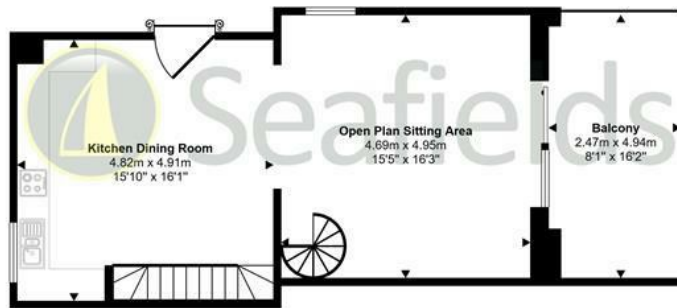
OTHER PROPERTY FACTS:

Council Tax Band: E
EPC Rating: D (60)
Conservation Area: No
Flood Risk: Low
Sellers; Situation: Chain Free
Note: The property could be sold 'as is' and ready to move in to by including furniture by separate transaction

Approx Gross Internal Area
112 sq m / 1202 sq ft



Mezzanine Floor
Approx 20 sq m / 220 sq ft



Top Level
Approx 49 sq m / 523 sq ft



First Floor Level
Approx 43 sq m / 459 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

