



- No Onward Chain & Low Site Fees
- 14'2 Lounge Opening onto Sun Deck
- Private West Facing Sun Deck
- Double Glazing & Electric Heating

- 2 Bedroom Semi Detached Holiday Bungalow
- Adjacent to Hersey Nature Reserve
- Traffic-free Position Overlooking Communal Lawns

- Coastal Position Yards from Beach
- Parking
- Smart Kitchen & Shower Room

60 Salterns Beach Bungalows Duver Road, Seaview, PO34 5AJ

£160,000

As the name would suggest, Salterns Beach Bungalows are sat in an enviable and peaceful coastal position just a few yards from the beach at Seaview. This is the perfect location for these holiday orientated properties with the beach and sea on their doorstep and miles of coastal walks to navigate. We are pleased to offer number 60 for sale which is a holiday home and has the option to be a holiday let investment or a combination of both. This pretty bungalow has the communal lawned grounds to the front and is adjacent to the nature reserve making for a pleasant outlook. The interior is beautifully presented and has an appealing open plan layout to maximize light and space. The stylish kitchen is a combined dining area having a breakfast bar to seat three people. There are two bedrooms currently used as one double and one twin room. The shower room is fully tiled and suitably robust for sand covered bathers after a day at the beach. The private west facing sun deck off the lounge has ample space for family alfresco dining and sunbathing. The communal car park is to the west side of the bungalow and where this bungalow has the right to park throughout the season. Seaview Village centre is literally a few hundred yards away and host to well known restaurants and bars, plus of course the highly regarded sailing club with its annual schedule of events, competitions and gatherings.



Accommodation

Entrance

Kitchen/Diner

9'1 x 7'6 (2.77m x 2.29m)

Lounge

14'2 including storage x 9'10 (4.32m including storage x 3.00m)

Bedroom 1

9'11 x 6'11 (3.02m x 2.11m)

Bedroom 2

9'7 x 6'11 (2.92m x 2.11m)

Built in Airing Cupboard

Shower Room

6'11 x 3'5 (2.11m x 1.04m)

Private Sun Deck

21'11 x 10'10 (6.68m x 3.30m)

Sitting just off the lounge, this private sun deck faces west and is the perfect sunbathing and alfresco dining space. The orientation ensures exposure to the sun late into the evening in the summer months. The sun deck overlooks the central communal lawned amenity space.

Tenure

Freehold. Annual £400 charge for upkeep of communal gardens and parking area, this is paid quarterly.

Communal Grounds

Salterns Beach Bungalows are positioned around a central communal lawn with shared pathways to the nearby beach and parking area.

Annual Occupancy

This holiday home/holiday let enjoys a 36 week annual occupancy. The season runs from March to November.

Nearby Facilities

Springvale Beach, Seagrove Bay, Priory Bay beaches. Puckpool Park. Hersey Nature Reserve. Seaview Village centre. Various local bars and restaurants.

Business Rates/Council Tax

We are expecting an exemption from the new doubling of council tax for holiday homes due to the 36 week occupancy. Currently Band B, discounted to £1211.86. Business rates will apply if you rent out the property for over a certain period, we would suggest checking the latest rules.



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

Construction Type
Standard Construction

Flood Risk
Low Risk of Sea & River Flooding. Medium Risk of surface water flooding.

Mobile Coverage
Coverage includes: EE, O2, Three and Vodafone (voice only Vodafone)

Broadband Connectivity
Openreach network. Standard speed broadband available

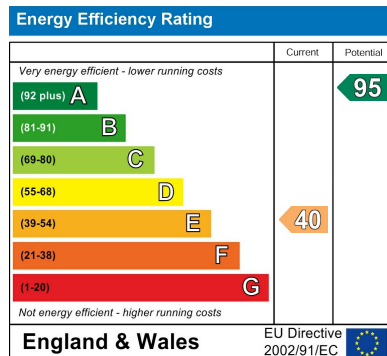
Services
Unconfirmed Mains water, drainage, electric and broadband.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA: 348 sq.ft. (32.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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