



- No Onward Chain
- Beautifully Presented Interior
- Stylish Kitchen/Diner
- 14'2 Lounge Opening onto Sun Deck
- 2 Bedroom Semi Detached Holiday Bungalow
- Parking
- Coastal Position Yards from Beach
- Views Across Nature Reserve Lake
- Private Sun Deck Overlooking Communal Grounds
- D/Glazing & Electric Heating

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

**£165,000**



As the name would suggest, Salterns Beach Bungalows are sat in an enviable 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 73 for sale which has been a holiday let investment for some years and has the option to be a holiday home or a combination of both. This pretty bungalow has the communal lawned grounds to the front and the nature reserve to the rear making for lovely views in either direction. The interior is beautifully presented and has an appealing open plan layout to maximize light and space. The stylish kitchen sits off the lounge/diner and enjoys a view towards the nature reserve lake. 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 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 where this property 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)

## 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 is the perfect sunbathing or alfresco dining area. It overlooks the central communal lawned amenity space.

## Tenure

Freehold. Annual £300 charge for 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. Seaview Sailing Club. Hersey Nature Reserve. Seaview Village centre. Various local bars and restaurants.

### Business rates/ Council tax

This will depend on the use of the property i.e. holiday home or holiday let business.

### Services

Unconfirmed electric, water, drainage and wifi.

### 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.

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



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

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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