





Guide Price £295,000

12 SPRINGFIELD COURT, SPRINGVALE ROAD, SEAVIEW, PO34 5AT

Seafields

A BEAUTIFUL HOME OFFERING A FABULOUS SEASIDE LIFESTYLE!!

This Springfield Court apartment is a rare find (benefiting from LIFT ACCESS and a private ROOF TERRACE) set within exceptional private grounds moments from the sea - including seasonally heated SWIMMING POOL plus TENNIS COURT. Apartment 12 is located on the second floor and offers impeccable accommodation including a beautifully bright and airy sitting room, smart modern kitchen/diner seamlessly leading to the southerly roof terrace/balcony when one can enjoy al fresco dining/entertaining/relaxation! Additionally there are 2 LARGE BEDROOMS (with fitted wardrobes) plus a large luxurious bathroom. As well as tasteful neutral decor throughout, further benefits include GAS CENTRAL HEATING, double glazed sash windows, an allocated PARKING SPACE plus visitors' parking area. Situated just yards from the long stretch of beaches, a level walk leads to nearby popular eateries as well as Seaview sailing village and Ryde town - with its host of amenities and fast speed mainland passenger ferry links. In summary, whether one is seeking a permanent residence or a holiday retreat, this CHAIN FREE home is sure to impress.

ACCOMMODATION:
Springfield Court is accessed via electronic double gates opening to a long meandering driveway leading to the property and parking area. Security Video/Phone. Entrance door to large porch housing individual apartment post boxes. Further door into a most beautiful, grand hallway with Victorian style tiled flooring, access to Lift and stairs leading to second floor. Private entrance into:

ENTRANCE LOBBY:
Large lobby with ample space for coats and shoes. Wall mounted cupboard housing modern electricity meter and consumer unit. Door to:

HALLWAY:
A welcoming L-shaped hall with 'White Oak Vinyl' plank flooring. Radiator. Large storage cupboard. Doors to:

SITTING ROOM:
A most impressive, superbly proportioned newly carpeted sitting room with double glazed sash windows to front. Radiators x 2. Feature fireplace/mantelpiece.

KITCHEN/DINER:
Separate kitchen comprising good range of matching cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Tiled splashbacks. Integral appliances including SMEG oven and grill plus 4-ring gas hob; concealed tall fridge/freezer, washing machine / dryer and dishwasher. Continuation of 'White Oak Vinyl' plank flooring. Space for dining table and chairs. Radiator. Recently installed wall mounted gas combination boiler. Double glazed multi-paned French doors leading to:

ROOF TERRACE:
A very well proportioned south-facing private roof terrace (one of only 2 apartments with this benefit) which flows seamlessly from the kitchen - perfect for al fresco dining / relaxing / entertaining.

BEDROOM 1:
A very large double bedroom with arched multi-paned double glazed French doors opening internally with 'Juliet balcony'. Carpeted flooring. Radiator. Door to deep wardrobe/cupboard.

BEDROOM 2:
Another newly carpeted double bedroom with multi-paned sash window to front. Radiator. Double doors to very deep and wide fitted wardrobe/cupboard.

BATHROOM:
Large bathroom with luxury white suite comprising bath with mixer shower attachment; vanity wash basin plus w.c. Tiled flooring. Heated chrome towel rail. Extractor fan. Recessed downlighters.

GARDENS:
The 8 acres of grounds are a particular feature of Springfield Court with its beautifully maintained lawned gardens, mature protected trees and hedge borders, stunning wood carved features within the centre of the grounds plus a natural pond. Red squirrels are a regular sight by residents. The grounds offer total seclusion and include the following facilities:

SWIMMING POOL:
A heated swimming pool (open between 1st May to 30th September) is located within a prime position in front of the residence, with stone steps giving access to the patio area surround the pool. During the Spring/Summer seasons, there is an excellent pre 'booking' system where residents can book an hour in advance to ensure sole use.

TENNIS COURT:
A standard sized tennis court - again with a well organised booking system for residents.

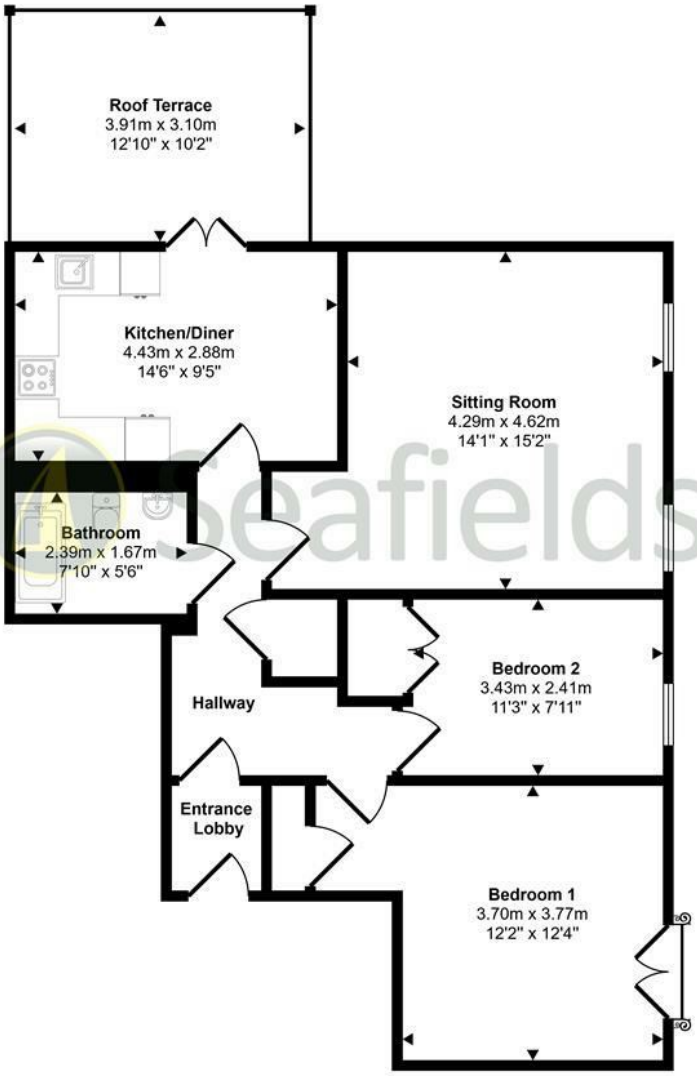
PARKING:
There is an allocated parking space - labelled E - for Apartment 12.

TENURE:
Leasehold (Share of Freehold: 1/20th). No Ground Rent.
Length of Lease: 999 years with effect from 2004 (978 years remain)
Management Company: ERMC
Annual Management Costs (to include building/grounds/swimming pool/tennis court; upkeep of Lift. Buildings insurance): 2025 costs: £2505.31 6 monthly - payable in January and July).
Restrictions: Pets are not allowed without permission.
Holiday lets permitted for maximum of 16 weeks per year. Assured shorthold tenancies (6 months plus) are permitted.

OTHER MATERIAL FACTS:
Council Tax Band: D
EPC Rating: C
Flood Risk: No
Conservation Area: No
Listed Building: No
Internet: Wightfibre to the Apartment / Ultrafast
Mobile coverage: EE (good inside & out); Vodaphone, Three, O2 good outside.
Sellers' situation: No Chain

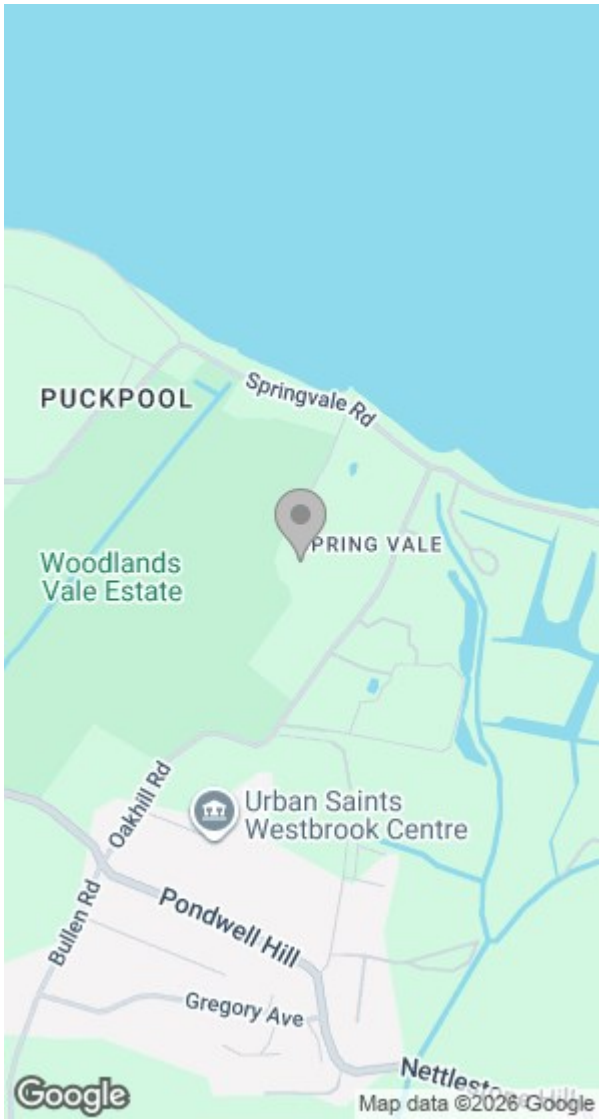
DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

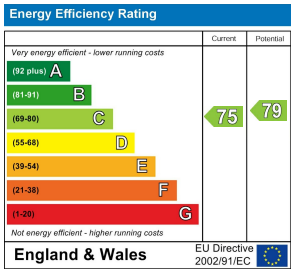
Approx Gross Internal Area
79 sq m / 845 sq ft

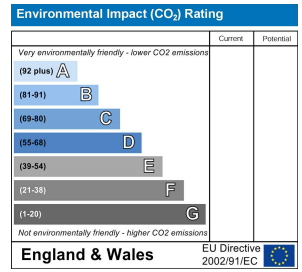


Floorplan

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











