Guide Price £800,000

9 SEAFIELD TERRACE, SEAFIELD ROAD, SEAVIEW, PO34 5HD

Seafields

SUPERBLY SPACIOUS 3 STOREY HOME - MOMENTS FROM SEA SHORE!

A great opportunity to acquire one of 10 of the renowned SEAFIELD TERRACE homes - so ideally positioned moments from the boat slipways, long stretch of beaches and Sea View Yacht Club, as well as a short stroll to a host of village amenities, community store and popular bars/eateries. Entered via a large porch and welcoming hallway (with timber flooring and original staircase), the 5 BEDROOM, 4 bath/shower accommodation also includes a very charming 24ft 'double' sitting/family room (with OPEN FIRE), plus a large extended kitchen/diner. As well as retaining ample original character, benefits include en suite facilities, GAS CENTRAL HEATING, ample storage (including easily accessible loft room), plus a low maintenance westerly facing REAR GARDEN with rear access (a great spot for al fresco dining/entertaining - as well as great storage for paddleboards/dinghies, etc). Certainly a very exciting opportunity for those seeking a SEASIDE LIFESTYLE in such an enviable setting. No chain!

ACCOMMODATION:
Entrance door leading to Entrance Porch. Glass panelled door to:

ENTRANCE PORCH:
Large porch with ample space for coats/boots, etc., and glazed door into Hallway.

ENTRANCE HALL:
A welcoming hall featuring timber floorboards, high ceilings and archway. Carpeted stairs with cupboard below providing storage and housing gas and electric meters. Carpeted stairs with attractive original banister leading to first floor. Timber doors to:

SITTING ROOM:
An elegant and generously proportioned dual aspect 'double length' sitting room with 2 return doors to hallway , enhanced by the continuation of timber floorboards. Squared bay window to front (including fitted timber window seat/bench) plus further window to rear. Open fireplace with a decorative mantel. Further feature fireplace. Radiators x 2. Hatch through to Kitchen.

KITCHEN/DINING ROOM:
A very generously proportioned bright and airy kitchen with open aspect into dining room. A fitted kitchen range comprising wood fronted cupboard and drawer units with contrasting worktops and tiled splashbacks. Inset chrome sink unit. Space for American style fridge/freezer. Integral appliances include washing machine and dryer, dishwasher and 'Belling' Range cooker. Vinyl flooring. Ample storage provided by original built-in cupboards. Two large original windows to side. The dining room offers ample space for family dining table and chairs - plus windows x 2 to side (with roller blinds) and further window and glazed door leading to rear garden. Radiator. Door to:

SHOWER ROOM(1):
Comprising suite comprising tiled shower cubicle, wash hand basin and low level w.c. Window to the rear fitted with roller blind. Extractor fan.

FIRST FLOOR LANDING:
Large split level landing with continuation of attractive balustrade and stairs leading to second floor. Built-in corner linen cupboard. Radiator. Doors to:

MASTER BEDROOM:
A superbly proportioned carpeted double bedroom with large sash windows opening to front 'balcony'. Built-in double wardrobe. Attractive cast iron feature fireplace with mantle over. Radiator. Door to:

EN SUITE BATHROOM:
Modern suite comprising bath with fully tiled surrounds and shower over; wash hand basin and w.c. Vinyl wood effect flooring. Recessed spotlights. Mirror with integrated light and shaver point. Extractor fan. Radiator. Bathroom cabinet.

BEDROOM 2:
A second double bedroom with window to rear. Fitted wardrobe and attractive fireplace surround. Wash hand basin with tiled splashback, light and shaver point. Radiator.

BEDROOM 3:
A third carpeted double bedroom with window over-looking rear garden. Built-in cupboard. Radiator.

BATHROOM:
A well appointed family bathroom comprising suite of bath with shower over and screen; wash hand basin with shaver point/light; low level w.c. Vinyl flooring. Mirrored bathroom cabinet. Window to side with roller blind. Radiator.

SHOWER ROOM(2):
Separate shower room comprising suite of fully tiled shower cubicle; wash hand basin with tiled splashback; plus w.c. Mirror with shelf and light/shaver point. Heated towel rail. Vinyl flooring. Extractor fan. Window to side with roller blind.

SECOND FLOOR LANDING:
Carpeted split level landing featuring a fitted cupboard. Velux window. Doors to:

LOFT STORE:
Adjoining the second floor landing, this loft store offers generous storage space, carpeted and illuminated by 2 Velux windows. Door to area housing water tank.

BEDROOM 4:
A bright twin bedded room with double glazed window to front with roller blind. Radiator. Double glazed window to front, fitted with a roller blind.

BEDROOM 5:
A fifth carpeted bedroom with double glazed window to rear offering far reaching sea views. Radiator.

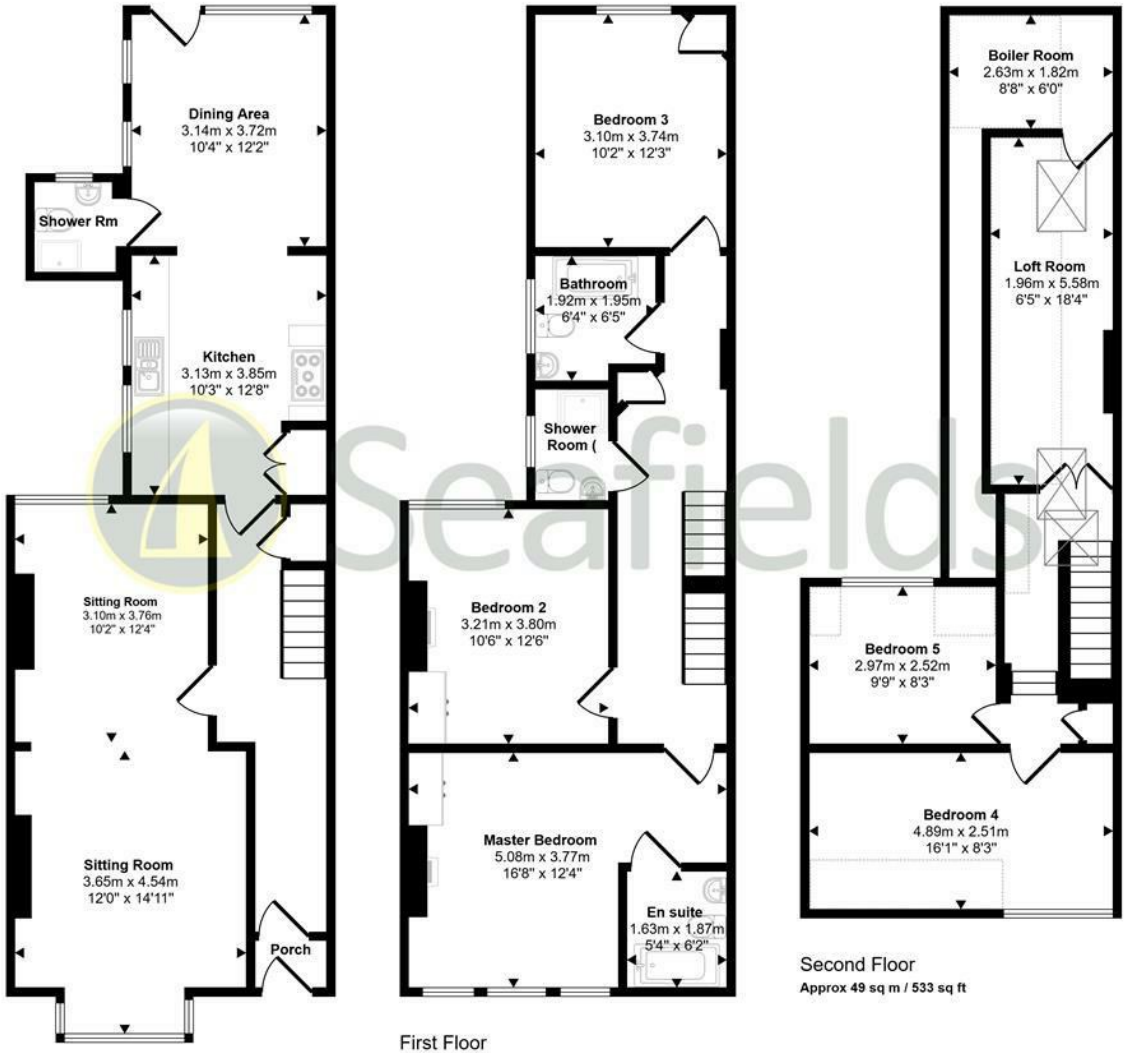
OUTSIDE:
A westerly facing rear garden designed for low maintenance and featuring a large paved patio bordered by established shrubs creating an attractive and private outdoor space - perfect for entertaining/al fresco dining. Useful storage shed and gated access leading to pathway to Seafield Road and Fairy Road. An enclosed front patio garden with pathway to front door.

TENURE:
Freehold.

OTHER PROPERTY FACTS:
Council Tax Band: E
Conservation Area: Yes
Listed Building: No
Flood Risk: Very low
Seller's Situation: Chain Free

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
180 sq m / 1941 sq ft



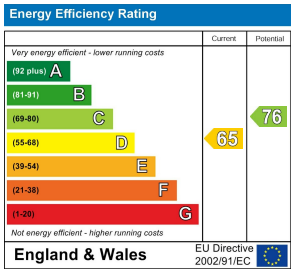
Ground Floor
Approx 67 sq m / 721 sq ft

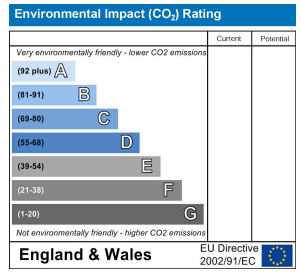
First Floor
Approx 64 sq m / 688 sq ft

Second Floor
Approx 49 sq m / 533 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.





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