Guide Price £499,000

2 FERNSDALE, STEYNE ROAD, SEAVIEW, PO34 5EP

Seafields

BRIGHT, MODERN LIVING WITHIN HEART OF SAILING VILLAGE!

A really charming 3 BEDROOM semi-detached cottage in an enviable village setting within a sizeable 'L' shaped plot. The spacious and bright, very well presented accommodation comprises a most impressive triple aspect 28ft sitting/dining room opening into separate modern fitted kitchen. There is a downstairs w.c., first floor luxury shower room, plus 3 DOUBLE BEDROOMS. The property benefits from neutral decor and majority stripped wood flooring throughout, gas central heating, shuttered windows (where specified) plus a smart, very private paved 'garden' with outside shower, water tap, deep 'beach store' (with ample space for paddle boards/wetsuits/sailing gear). The added bonus is the large private CAR/BOAT PARKING BAY (including Smart electric car charger) - a real asset for a central village position. Offered as CHAIN FREE, very well worth a visit.

ACCOMMODATION:
Entrance door into:

HALLWAY:
Window to side. Radiator. Timber floorboards. Doors to downstairs w.c. and Sitting/Dining Room.

CLOAKROOM/WC:
Modern white suite comprising a low level w.c. and wash hand basin. Radiator. Timber floorboards. Obscured window to rear.

SITTING/DINING ROOM:
A superbly proportioned room with continuation of stripped wood flooring. Designated sitting/dining areas with bay window to front (with shutter blinds), sash window to side and 'port hole' window to rear. Gas 'wood burner'. Spiral staircase to first floor. Recessed down lighters. Radiators x 2. Doorway to:

KITCHEN:
Modern kitchen comprising a range of cream coloured units with solid wood work surfaces over. Large inset ‘Butler’ sink. Eye-level double oven and 6-ring gas hob. Space for dishwasher, washing machine and tall fridge/freezer. Concealed consumer unit. Tiled splash backs. Double glazed windows to rear and side. Door to outside.

FIRST FLOOR LANDING:
Carpeted landing with large fitted cupboards - one housing the Glow-worm gas boiler. Doors to:

BEDROOM 1:
Double bedroom offering bay window to front (including built-in ‘window seat’ and shutter blinds). Built-in wardrobe. Access to loft(1). Radiator. Stripped wood flooring.

BEDROOM 2:
Well proportioned bedroom (currently with single and bunk beds) with double glazed windows to rear and side. Stripped wood flooring. Radiator.

BEDROOM 3:
Dual aspect double bedroom with windows to front and rear. Access to loft(2). Radiator. Stripped wood flooring.

SHOWER ROOM:
Modern white suite comprising double fully tiled shower cubicle, vanity wash hand basin with 'mirror shelf' over and shaver point; w.c. Heated towel rail. Recessed down lighters. Window to side.

PATIO GARDEN:
There is a smart well proportioned L-shaped paved courtyard/garden - ideal for al fresco dining/entertaining. Outside shower and separate tap. Bordered by solid wood fencing with large secure gate leading to driveway.

BEACH STORE:
Corner garden STORE/UTILITY SHED (approx 12'0 x 6'0) with plumbing for washing machine. Ample space for beach/water sport gear, including paddleboards, etc.

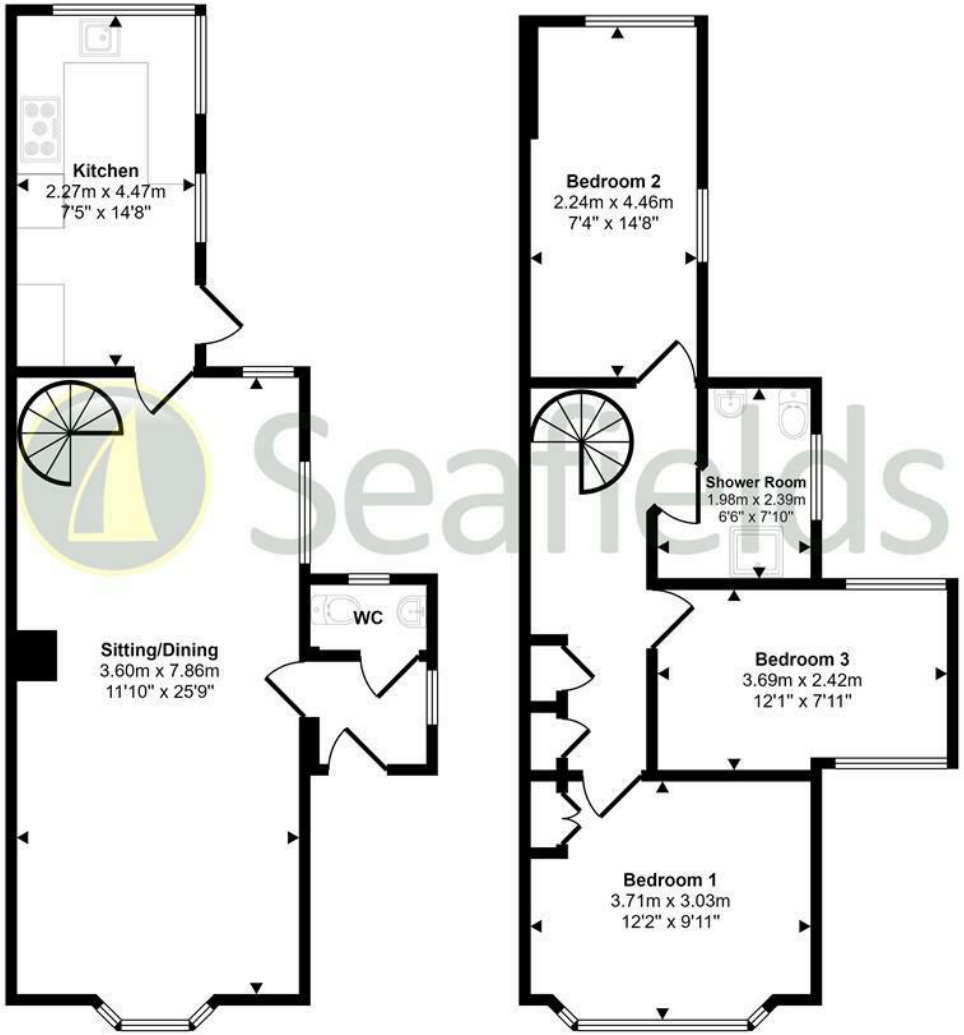
PARKING BAY:
Large private driveway offering space for car & boat with gateway (on wheel) leading to courtyard area. Note: There is a Smart electric car charger.

TENURE:
We have been informed that the property is FREEHOLD.

FURTHER INFORMATION:
Council Tax Band: D
EPC Rating: TBC

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.

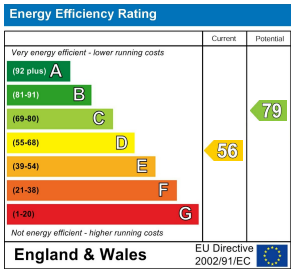
Approx Gross Internal Area
87 sq m / 935 sq ft

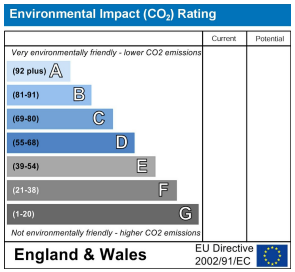


Ground Floor
Approx 43 sq m / 462 sq ft

First Floor
Approx 44 sq m / 473 sq ft

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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