



Guide Price £420,000

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



## BEAUTIFUL GROUNDS, POOL, TENNIS COURT AND MORE!

This exceptional **FIRST FLOOR APARTMENT** (accessed via **LIFT**) is truly special and offers a blend a luxury, space, light - plus all that the magnificent acreage of gated grounds that **Springfield Court** offers, including seasonally heated **SWIMMING POOL**, tennis court, and the wildlife who also enjoy the peaceful setting (squirrels, birds, rabbits). The welcoming large hall opens to the beautiful dual aspect sitting room (with views over the pool, **SEA** and **GARDENS**), a separate quality kitchen/diner (leading to side **BALCONY**), **2 LARGE BEDROOMS** with ample storage - one with **EN SUITE** facilities - plus a separate family bathroom. Additional benefits include double glazed sash windows, plus the added bonus of a private **GARAGE** (with parking in front). Just a stroll down the private lane leads to the coastal road of Springvale and the fabulous long stretch of beaches which extend to Seaview village and Ryde town (and its passenger ferry mainland links). The **Boat House** restaurant/bar is moments away and further nearby amenities include **Sea View Yacht Club** plus **Ryde Rowing Club**. Offered as **CHAIN FREE**, this residence is so ideal for those seeking a luxurious main residence or indeed a second home - with easy potential for holiday let income.

### ACCOMMODATION:

Springfield Court is approached via secure electronic double gates, opening onto a long, gently winding driveway that leads to the property. A video entry system provides added security. The main entrance opens into a spacious porch, accommodating individual apartment post boxes. Door into impressive, elegant communal hall featuring striking Victorian style tiled flooring. Access to both a lift and a staircase ascending to the upper floors. Private entrance to:

### ENTRANCE LOBBY:

A welcoming entrance lobby with practical storage solutions including dedicated space for shoes and coat hooks, creating an inviting and functional first impression. Door to:

### HALLWAY:

A spacious hallway, finished with sleek wood laminate flooring and providing access to all principal rooms. Recessed down lighters. Radiator. Large storage cupboard housing the water tank and boiler.

### SITTING ROOM:

An exceptionally spacious and elegant sitting room, seamlessly continuing the wood laminate flooring from the hallway to create a cohesive flow. Doors open onto a charming Juliet balcony, offering lovely views over the swimming pool and towards the Solent. Bathed in natural light from 5 windows, the room enjoys a dual aspect sash windows over-looking the pool, sea and tennis court. Additional features include a fireplace with attractive surrounds (with electric fire), 3 x radiators, built in dresser, and recessed spot lighting.

### KITCHEN:

A beautifully appointed contemporary kitchen, thoughtfully designed around a striking central island featuring ample drawer and cupboard storage, complimented by a built in wine cooler. Fully equipped with high spec integrated appliances, including a fridge/freezer, washing machine, tumble dryer, dishwasher, twin ovens, gas hob and extractor hood. Sleek white cabinetry is paired with elegant marble worktops, incorporating a 1.5 inset sink with twin chrome taps. Finished with laminate flooring, recessed spotlights and a radiator, the kitchen also benefits from patio doors opening onto a balcony overlooking the tennis court - an ideal setting for al fresco dining and entertaining.

### BEDROOM 1:

A generously proportioned master bedroom, elegantly finished with soft carpeting and enhanced by bespoke fitted wardrobes. Illuminated by contemporary recessed down lighters and 2 x double glazed sash windows, both enjoying delightful views over the swimming pool and out to sea, complete with fitted blinds. Radiator.

### EN SUITE SHOWER ROOM:

A contemporary en suite, beautifully finished to a high standard. Fully tiled walk in shower with rainfall head and handheld attachment; stylish vanity wash hand basin, and a low level w.c. Large wall mounted mirror, elegant tiled flooring, a heated towel rail and a mirrored storage cabinet. Recessed down lighters and a shaver point complete this refined and well appointed shower room.

### BEDROOM 2:

A further generously sized double bedroom, finished with soft carpeting and featuring built in wardrobes providing ample storage. 2 x double glazed sash windows overlooking the tennis court, both fitted with blinds, allowing for plenty of natural light while maintaining privacy. Recessed down lighters. Radiator.

### BATHROOM:

An immaculately presented family bathroom, finished to an exceptional standard and comprising a contemporary suite. This includes a bath with a rainfall shower and separate handheld attachment, complimented by a sleek sliding glass screen and full height tiling to wall. A modern w.c and a stylish vanity basin. Further features include a heated towel rail, a large wall mounted mirror, a mirrored storage cabinet and a convenient shaver point. Recessed down lighters.

### GARDENS:

The acreage of grounds are a standout feature of Springfield Court, offering beautifully maintained lawns, mature protected trees and neatly trimmed hedge borders. The grounds are further enhanced by striking wood carved features at their heart and a serene natural pond. Red squirrels are frequently seen by residents, adding a charming touch of wildlife. Providing complete privacy and seclusion, the grounds also include the following exceptional facilities:

### SWIMMING POOL:

A swimming pool - open and heated from 1st May to 30th September - occupies a prime position directly in front of the residence. Stone steps provide easy access to the surrounding patio area, creating an inviting space for relaxation.

### TENNIS COURT:

A full sized tennis court, thoughtfully maintained and supported by an organised booking system, allowing residents to enjoy convenient and exclusive access.

### GARAGE/PARKING:

Paved driveway providing off-street parking for one vehicle and leading to Garage - with up and over door.

### TENURE:

Leasehold (Share of Freehold: 1/20th). No Ground Rent.

Length of Lease: 999 years with effect from 2004 (978 years remain)

Management Company: ERMIC

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 permitted.

Holiday lets permitted for maximum of 16 weeks per year. Assured shorthold tenancies (6 months plus) are permitted.

### OTHER PROPERTY FACTS:

Council Tax Band: tbc \* EPC Rating: B (84)

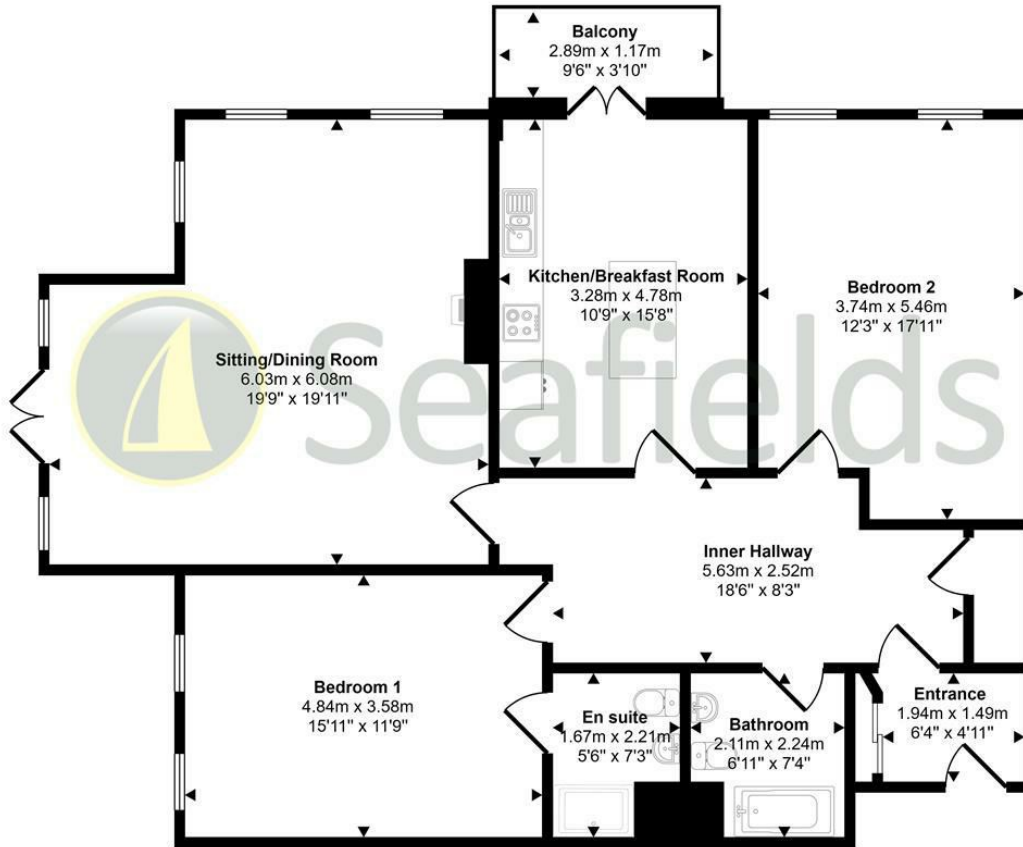
Flood Risk: No \* Conservation Area: No \* Listed Building: No

Sellers' situation: No Chain

### DISCLAIMER:

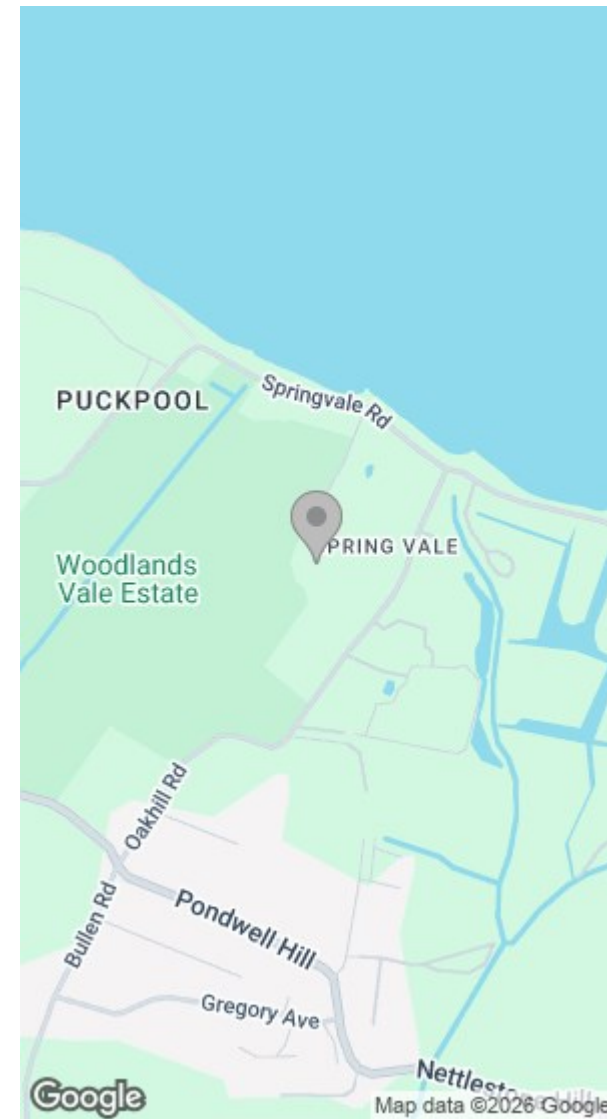
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
118 sq m / 1269 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>	84	84	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

