Guide Price £500,000

'LOBSTER POT', 14 HORESTONE RISE, SEAVIEW, PO34 5DB

Seafields

AN IMPRESSIVE HOME WITH LOVELY RURAL & COASTAL VIEWS!

Set within a large elevated plot (and offering far reaching SOLENT VIEWS), this DETACHED HOME is a stroll away from Seagrove Bay and village amenities - offering smart, surprisingly spacious 3 BEDROOM, 2 BATHROOM accommodation throughout. On entering, the large, airy and bright hallway leads to a dual aspect sitting room (with working fireplace), separate modern kitchen/dining room, ground floor double bedroom plus shower/utility room (perfect for one's return from beach sports, etc.). The first floor comprises the other 2 bedrooms plus family bathroom. Benefits include GAS CENTRAL HEATING, double glazing throughout, a lovely south-facing rear garden (including elevated deck - ideal for al fresco dining/entertaining) with a 5-bar gate leading to the country lane behind. The further bonuses are the expansive driveway (offering ample CAR/BOAT PARKING space) plus the GARAGE. The current owners thoroughly enjoy the property themselves, whilst also having an excellent HOLIDAY LET INCOME record. Offered as CHAIN FREE, a viewing is essential to appreciate all that is on offer.

ENTRANCE HALL:
A bright and airy hall with double glazed windows to side and front. Easy to maintain lino floor leading to the wood laminate on the inner hall, with carpeted stairs to first floor (which benefits from storage beneath). Spot lighting. Doors to:

SITTING ROOM:
Superbly proportioned (22'8" in length) dual aspect reception room with double glazed windows to front and rear. Laminate wood flooring. Radiators x 2. Working fireplace with stone hearth and timber 'sleeper' mantle.

KITCHEN/DINER:
Bright L-shaped room comprising range of modern fitted range of cupboard and drawer units with solid wood work surfaces and inset Butler sink with mixer taps. Electric cooker point. Integral Lamona dishwasher. Space for tall fridge/freezer. Designated dining area with corner fitted bench seat. Radiator. Double glazed windows to side and rear over-looking gardens and field beyond. Double glazed door to outside.

BEDROOM 3:
Ground floor second double bedroom with double glazed window to front. Continuation of wood laminate flooring. Radiator.

SHOWER/UTILITY ROOM:
A most useful room (especially when returning from beach/walking/sailing) comprising large shower cubicle plus timber work top with inset sink. Heated towel rail. Plumbing for washing machine and tumble dryer. Non-slip flooring. Double glazed window and door to rear garden.

SEPARATE W.C.:
Comprising low flush w.c. (with nautical theme lid) and wash hand basin. Tiled surrounds and non slip flooring. Heated towel rail. Cupboard housing Worcester gas boiler.

FIRST FLOOR LANDING:
Carpeted landing with under eaves storage cupboard. Doors to:

BEDROOM 1:
Good sized double bedroom with double glazed window to front offering lovely far reaching Solent views. Radiator. Door to eaves storage.

BEDROOM 2:
Single or bunk bed room with double glazed window to rear. Radiator.

BATHROOM:
Modern white suite of panelled bath, wash hand basin and w.c. Heated towel rail. Double glazed window to rear. Non-slip flooring.

GARDENS:
'Lobster Pot' is centrally set within a superbly proportioned plot with a large south facing rear garden consisting of an elevated L-shaped deck with tarpaulin border offering ample wind protection - the perfect spot for al fresco dining and entertaining. The rest is laid to lawn with tree and fence/hedge surrounds. 5 bar gate to rural lane beyond (which leads down to Gully Road or up to Ferniclose Road and lovely coastal/rural walkways). Outside tap. Gated access to the front.

PARKING AND GARAGE:
The shingled area to the front of the property provides parking space for numerous cars/boats. Single garage with up & over door.

OTHER USEFUL INFORMATION:
Tenure: Freehold
Council Tax Band: (Currently business rates as holiday let)
Note: A very successful holiday let record. Please ask for further details.
Furnishings/boats: Available by separate negotiation
Owners' situation: No onward chain.

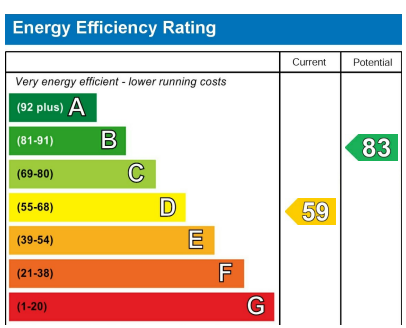
DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
107 sq m / 1151 sq ft

Ground Floor
Approx 81 sq m / 872 sq ft

First Floor
Approx 26 sq m / 279 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.



Tel: 01983 812266 Web: www.seafieldsproperty.co.uk Email: info@seafieldsproperty.co.uk

By the sea all worries wash away

SEA VIEW

Seafields