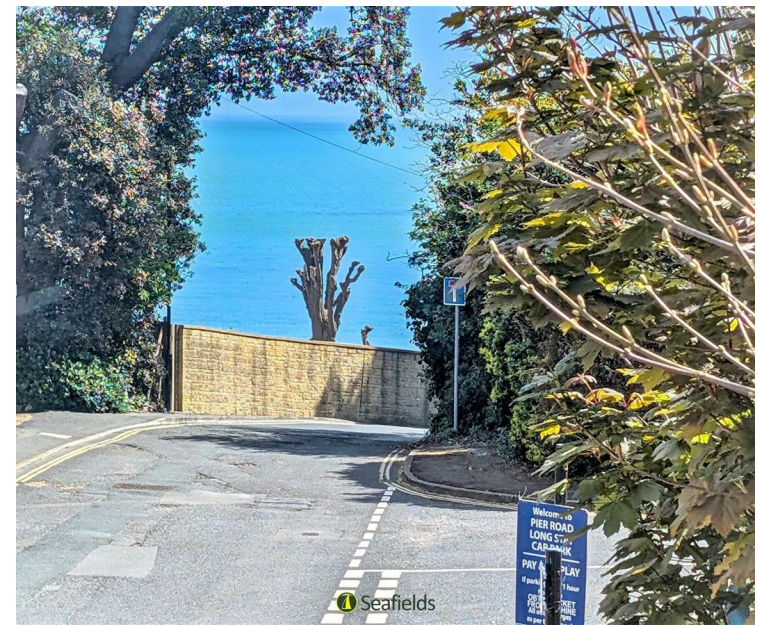




Guide Price £650,000  
BEAMENDS, PIER ROAD, SEAVIEW, PO34 5BL



## **SUCH A RARE OPPORTUNITY WITHIN HEART OF VILLAGE!**

Having been owned by the same family for many years, this charming DETACHED HOUSE is now available for a new owner to enjoy as much. Located in such an enviable position within picturesque Seaview - a short stroll away from the beautiful beaches, amenities, eateries, boat park and Yacht Club - Beamends has a most homely, welcoming feel, offering versatile accommodation throughout. The property currently offers 3 inviting reception rooms - including a lovely airy and bright first floor living room enjoying great SEA VIEWS - plus a kitchen/breakfast room extending to the utility area. There are also 4 DOUBLE BEDROOMS (one on the ground floor with en suite facilities) plus a family bathroom. Whilst the property does require some modernisation, it is brimming with potential, allowing one to put their own personal touch on it. Benefits include GAS CENTRAL HEATING, double glazing throughout, plus a secluded south facing sun trap PATIO GARDEN providing excellent outdoor space to enjoy al fresco dining/entertaining and fresh sea air. Additionally, there is as ample space for storage of water sports/beach gear, catering to those who appreciate an active seaside lifestyle. The added bonus is the deep DRIVEWAY offering good car/boat parking space - such a valuable asset. This home is not just a house; it is a chance to embrace the vibrant village life of Seaview, with its charming community and beautiful surroundings. CHAIN FREE.

### **ACCOMMODATION:**

#### **PORCH:**

Double glazed door into triple aspect porch with double glazing windows and tiled flooring. Original timber door with glazed panels into:

#### **HALLWAY:**

Carpeted hall with stairs to first floor. Radiator. Doors to:

#### **LIVING ROOM:**

A charming carpeted living room with double glazed window to front. Radiator. Exposed brick feature fireplace with fitted gas fire with recessed shelving.

#### **DINING ROOM:**

A second reception room with double glazed window to front. Radiators x 2. Feature fireplace with mantelpiece. Hatch through to Kitchen.

#### **KITCHEN/BREAKFAST ROOM:**

Well proportioned kitchen comprising range of cupboard units with contrasting work surfaces incorporating inset sink unit. 4-ring Cooke & Lewis gas hob; Hotpoint oven and grill; space for fridge and freezer. Tiled surrounds. Radiator. Double glazed window and door to rear garden. Wide opening to:

#### **UTILITY ROOM:**

Useful area with further work surface with space for washing machine and tumble dryer beneath. 'Vaillant' gas boiler. Broom cupboard. Double glazed window to rear.

#### **BEDROOM 4:**

Large double bedroom with high level double glazed window to side. Door to:

#### **EN SUITE FACILITIES:**

Fully tiled room with suite comprising shower enclosure; wall mounted basin; w.c.

#### **FIRST FLOOR LANDING:**

Carpeted landing with white balustrade and wood hand rail. Radiator. Large skylight window allowing ample natural light to flow through. Timber doors to:

#### **SITTING/FAMILY ROOM:**

A superbly positioned upstairs reception room incorporating a side 'snug' area with sea

facing double glazed window; plus deep bay offering further superb views to front and side. Radiators x 3. Timber mantelpiece with fitted gas fire.

#### **BEDROOM 1:**

Front double bedroom with double glazed window offering yet more lovely sea views. Radiator.

#### **BEDROOM 2:**

Double bedroom with double glazed dormer window to rear. Radiator. Built-in wardrobe with louvre doors.

#### **BEDROOM 3:**

Well portioned bedroom with double glazed window to rear. Radiator. Built-in wardrobe/cupboards.

#### **BATHROOM:**

Fully tiled bathroom comprising white suite of wood panelled bath, wash hand basin and w.c. Obscured double glazed rear window. White heated towel rail.

#### **OUTSIDE:**

To the rear of the property is a very secluded enclosed patio area - perfect for al fresco dining/entertaining - with elevated shrub border. A few steps up to further space ideal for beach sports gear/paddleboards, etc. Garden shed. Gate to driveway.

#### **PARKING:**

A deep driveway providing off-street car/boat parking.

#### **TENURE:**

Freehold

#### **OTHER PROPERTY INFORMATION:**

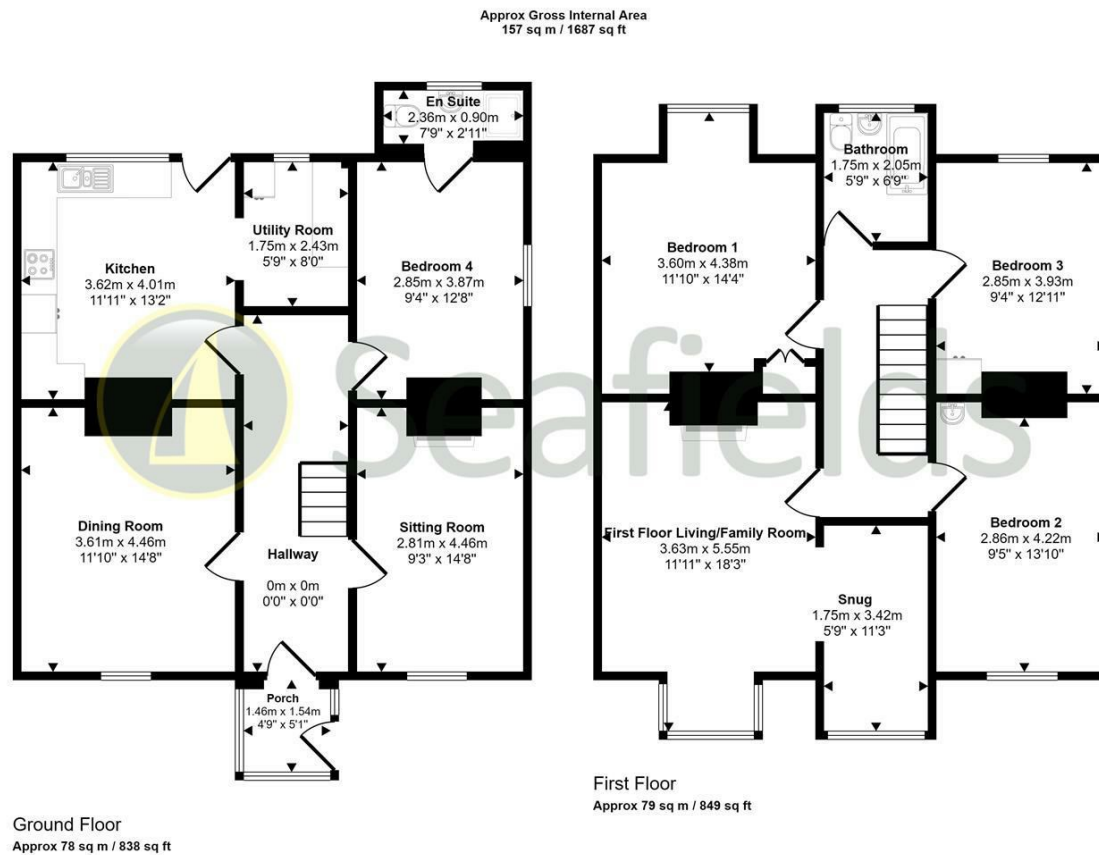
Conservation Area: No

Council Tax Band: F

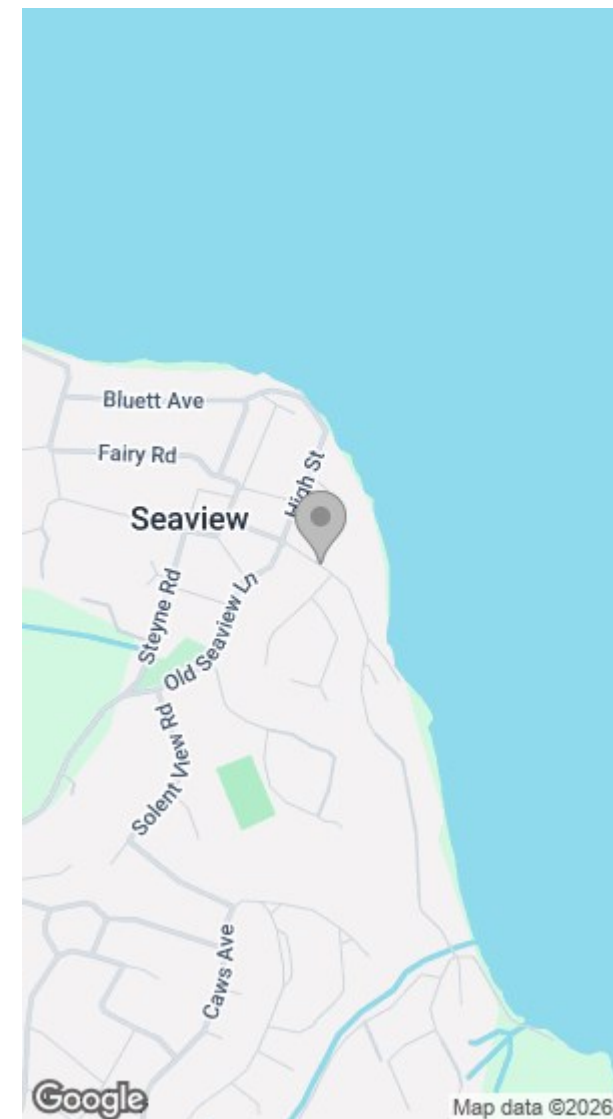
Energy Performance Certificate: Tbc

Flood Risk: Very Low

Sellers' Situation: Chain Free



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 | Current                                                                                                                                                                                                                                                                         | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| 53                                                                                                                                                                                                                                      | 66        |                                                                                                                                                                                                                                                                                 |           |
| England & Wales                                                                                                                                                                                                                         |           | England & Wales                                                                                                                                                                                                                                                                 |           |
| EU Directive 2002/91/EC                                                                                                                                                                                                                 |           | EU Directive 2002/91/EC                                                                                                                                                                                                                                                         |           |

