Guide Price £139,950

12A HIGH SALTERNS, SEAVIEW, PO34 5AS

Seafields

GROUND LEVEL LIVING MOMENTS FROM BEACH AND AMENITIES!

Tucked away in a sought after setting within the charming seaside village of Seaview, this GROUND FLOOR apartment offers ideal accommodation for those seeking a first, second, retirement or investment home. The property - with a lovely outlook across the High Salterns grounds (and even offering sight of Portsmouth's Spinnaker Tower!) - features a sitting room with archway through to the fitted kitchen, 2 BEDROOMS and bathroom. One of the standout features is the lovely large well-maintained communal LAWNED GARDENS which offers a serene outdoor space for residents to enjoy, as well as hidden-from-view clothes drying area. Further benefits include a private CAR PORT plus visitors' parking area. The local area offers a variety of shops, art galleries, eateries, bars and Yacht Club, plus the wonderful beaches - an idyllic and most convenient setting. With some 'cosmetic' upgrading required, this is an ideal CHAIN FREE home on which to 'put one's own stamp'.

ACCOMMODATION:

From a covered area (housing electric meters and consumer unit), private door into:

SITTING ROOM:

A cosy, carpeted reception room with large double glazed window to front overlooking the gardens and even a glimpse of the mainland and the Spinnaker Tower. Fitted wall electric fire. Door to inner hall. Archway through to:

KITCHEN:

Fitted kitchen comprising matching range of wood fronted cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Tiled splashbacks. Electric cooker point. Space for fridge.

INNER HALLWAY:

Carpeted hall with deep cupboard housing insulated hot water tank with immersion and slatted shelving. Doors to:

BEDROOM 1:

Good sized carpeted double bedroom with double glazed window to rear overlooking rear garden area.

BEDROOM 2:

Small, carpeted double bedroom with double glazed window to rear.

BATHROOM:

White suite comprising bath with 'Neptune' shower over and folding screen with tiled surrounds; pedestal wash basin, w.c. Mirror fronted bathroom cabinet. Extractor.

GARDENS:

There are lovely lawned gardens surrounding the High Salterns development with stepping stones leading to the centre - where there is a lovely seating area ... the perfect spot for a picnic/reading/socialising, etc. A 'hidden from view' clothes drying area.

CARPORT:

There is a good sized car port (labelled 12a) to the rear of which is a storage unit.

TENURE:

Leasehold: 500 Years from June 1976
Service Charge 24/25 - £864 (£432 every 6 months)
Ground Rent - Nil
Restrictions: No pets or holiday lets are permitted

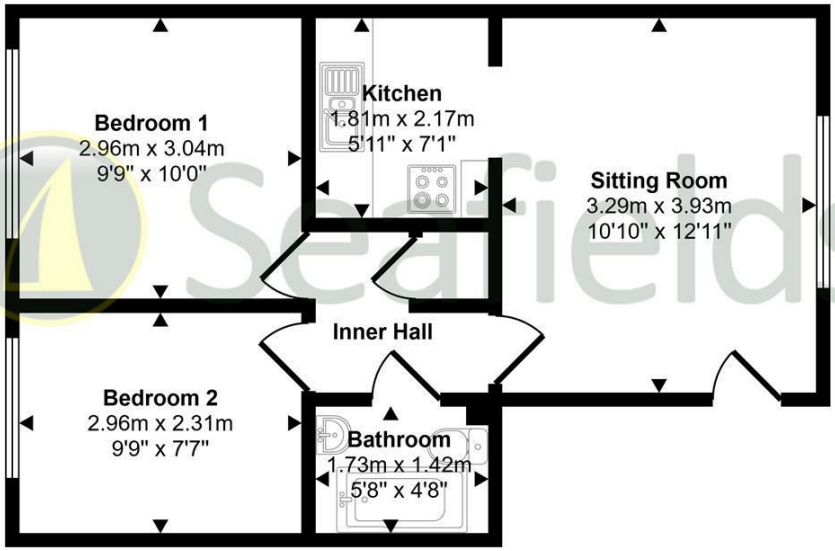
OTHER PROPERTY FACTS:

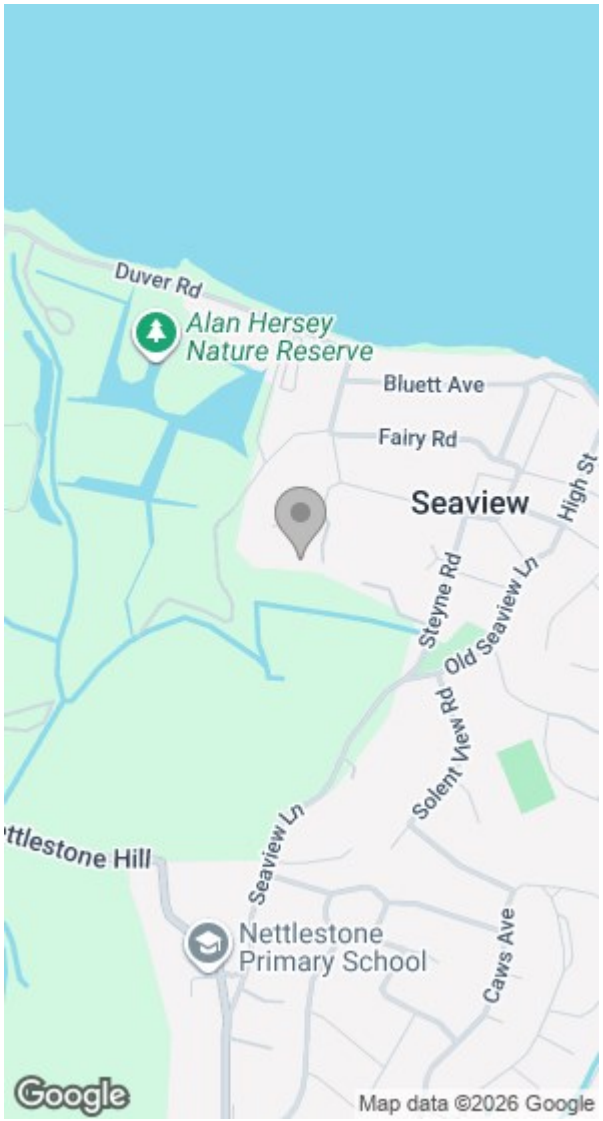
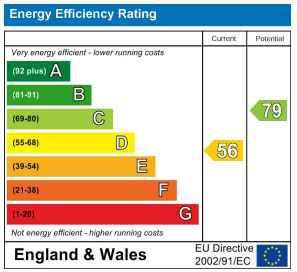
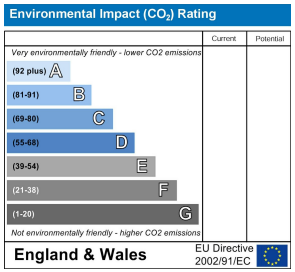
Council Tax Band: B
EPC Rating: D (56)
Conservation Area: No
Flood Risk: Very Low
Sellers' Situation: Chain Free
Heating: Electric ceiling heating/wall mounted electric fire

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
40 sq m / 434 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.