



Guide Price £349,500
38 SEAVIEW BAY, PIER ROAD, SEAVIEW, PO34 5BP



WHAT A GREAT WATERSIDE RETREAT .. A FEW PACES FROM THE SEA SHORE!

A great opportunity to acquire an upper floor sea front apartment - offered with impeccable presentation, and commanding breathtaking SOLENT VIEWS. Accessed via one flight of stairs, the apartment comprises a spacious and bright sitting/dining room opening into a stylish well fitted kitchen. There are 2 BEDROOMS - one with en suite facilities - plus a separate shower room. One of the main features is the superb LARGE BALCONY offering great privacy, the wonderful views towards Seagrove Bay, the Solent and mainland beyond - great for al fresco dining, entertaining or simply relaxing and enjoying the sea air. Warmed via slimline radiators, further benefits include large 'port hole' windows plus an allocated PARKING SPACE. Seaview Bay is located within arguably the best spot within yards of the Halland slipway (perfect for dinghy launching) and also adjacent to Seagrove Bay. A short stroll leads to the heart of the village with its amenities, bars/eateries and Yacht Club. Certainly an opportunity NOT TO BE MISSED. Chain Free!

ACCOMMODATION:

Accessed from the Pier Road on the southerly side of Seaview Bay, a decked 'bridge' leads to the entrance door to communal hall with stairs leading only to No. 38. Private door to:

HALLWAY:

Carpeted hall with panelled timber doors to all rooms. Security entry phone. Door to Utility Cupboard housing washing machine and hot water cylinder.

SITTING/DINING ROOM:

A lovely open plan carpeted L-shaped reception room with designated dining area (giving access to kitchen). Deep storage cupboard. Comfortable living area with slimline electric radiator. Sliding double glazed patio doors to Balcony. Lovely outlook across Solent and mainland beyond.

BALCONY:

Large very secluded decked balcony - the perfect spot to enjoy al fresco dining/entertaining/sun bathing whilst enjoying the busy Solent scene.

KITCHEN:

Quality fitted kitchen comprising range of matching cupboard and drawer units with contrasting work surfaces over incorporating inset white ceramic sink unit. NEFF appliances to include electric hob and eye level double oven; dishwasher; fridge and freezer. Recessed down lighters. Useful recessed shelving. Large porthole window with lovely outlook towards Pier Road and Seagrove Bay.

BEDROOM 1:

Very good sized carpeted double bedroom with 2 x Velux windows offering ample natural light. Slimline electric radiator. Very good range of fitted wardrobe/cupboards. Door to:

EN SUITE:

Comprising suite of large fully tiled shower cubicle Triton unit and folding glazed doors; w.c.; vanity wash basin with cabinet below and mirror fronted cabinet over. Vinyl flooring. Recessed down lighters. Extractor.

BEDROOM 2:

A second carpeted twin or double bedroom with large side porthole window offer yet more lovely views over Seaview Bay and the Solent beyond. Slimline electric radiator.

SHOWER ROOM:

Second shower room comprising suite of corner shower cubicle; vanity wash basin with mirrored cabinet above; w.c. Tiled surround. Tile effect vinyl flooring. Extractor.

PARKING:

Allocated parking space accessed via Pier Road.

SEAVIEW BAY GROUNDS:

The idyllic grounds of Seaview Bay include stocked garden areas with a large shingled sea front area where residents are permitted to store dinghies during the summer season. The sea wall and adjacent footpath leads to both Seagrove Bay and also the slipway giving access for dinghies to the Halland beach.

TENURE:

Leasehold: 2007 to 2178 (153 years remaining)

Freehold is owned by Seaview Bay Management Co in which all residents have a share.

Management Company: CCPM

Annual Management Fees: Service Charge: £1845.46; Building fund: £660; Sea wall sinking fund: £170; Hard surface sinking fund: £34

OTHER PROPERTY FACTS:

Conservation Area: No

Council Tax Band: D

Energy Performance Rating: C (73)

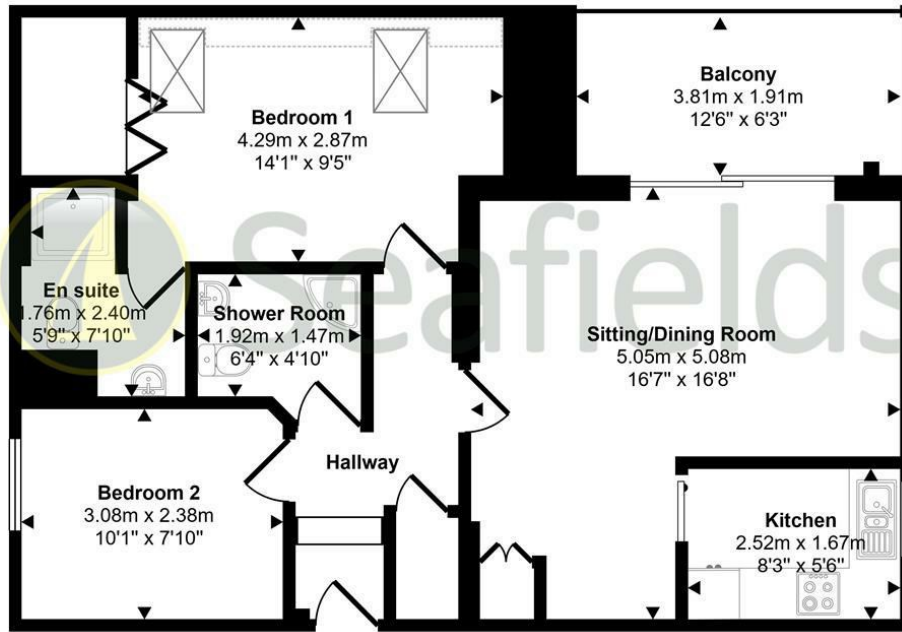
Flood Risk: Very Low

Sellers' Situation: Chain Free

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.

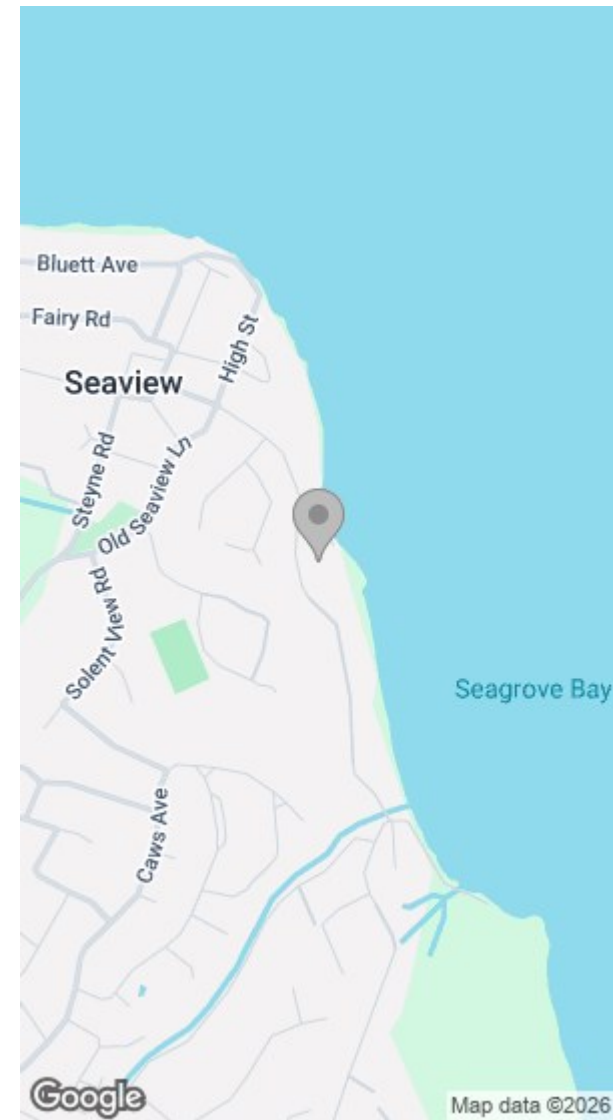
Approx Gross Internal Area
63 sq m / 678 sq ft



Floorplan

Denotes head height below 1.5m

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
73	80		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

