





Guide Price £495,000

TIDINGS, SALTERNS ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5AH

Seafields

SELLING A SEASIDE LIFESTYLE, NOT JUST A HOME!

Such a rare opportunity to acquire a property within the sought after Salterns Road, moments from the sea shore, boat slipway and long stretch of beaches, plus a short stroll to the Yacht Club and the charming village amenities. Having remained within the same ownership for many, many years, this 3 BEDROOM property is now available for a new family to love and enjoy all that Tidings offers. The property has been well maintained over the years, now allowing one to 'put their own stamp on'. The accommodation also comprising 2 reception rooms, a large kitchen/breakfast room, downstairs w.c., and first floor bathroom. Set within a good sized plot, there are easy to maintain PATIO GARDENS (with established plant borders) - which allows ample DINGHY PARKING space - and also includes a large GARDEN/BEACH STORE. Benefits include GAS CENTRAL HEATING, double glazing throughout ... plus a sea view from the main bedroom. A perfectly positioned permanent or second residence in this popular sailing village - being offered with NO CHAIN.

ACCOMMODATION:
Double glazed entrance door to:

HALLWAY:
A welcoming carpeted hallway with double glazed window to side. Radiator. Stairs to first floor. Doors to:

DOWNSTAIRS W.C.:
Comprising suite of low flush w.c. with tiled splash back; Corner wash hand basin. Non-slip flooring. Recessed down lighters. Obscured window to side.

SITTING ROOM:
A charming front carpeted reception room with double glazed sash bay window to front. Radiator. Feature fireplace with timber mantle. Recessed fitted cupboard.

DINING ROOM:
Another well proportioned carpeted reception room with double glazed window to side. Radiator. Concertina opening to deep under stairs cupboard. Door to:

KITCHEN/BREAKFAST ROOM:
Good sized room comprising fitted kitchen range of cupboard and drawer units with contrasting work surfaces over. Inset sink unit. Tiled surrounds. Gas hob with oven under and extractor over. Space for tall fridge/freezer, dishwasher and washing machine. Radiator. Spot lighting. Space for table and chairs. Double glazed windows to rear and side. Part-glazed door to outside.

FIRST FLOOR LANDING:
Carpeted landing with radiator. Doors to:

BEDROOM 1:
Well proportioned double bedroom with double glazed sash bay window to front offering sea views. Radiator. Recessed vanity wash basin with shaver light and mirror.

BEDROOM 2:
Large carpeted double bedroom with double glazed sash window over-looking garden. Radiator. Built-in wardrobe with cupboard over.

BEDROOM 3:
Third bedroom (currently as a 'twin bedded' room) with double glazed sash window to side. Radiator. Door to over stairs cupboard.

BATHROOM:
Comprising white suite of panelled bath with Triton shower over (and screen/rail), pedestal wash basin, w.c. Mirror fronted wall cabinet with shaver point. Vinyl flooring. Obscured double glazed window to side.

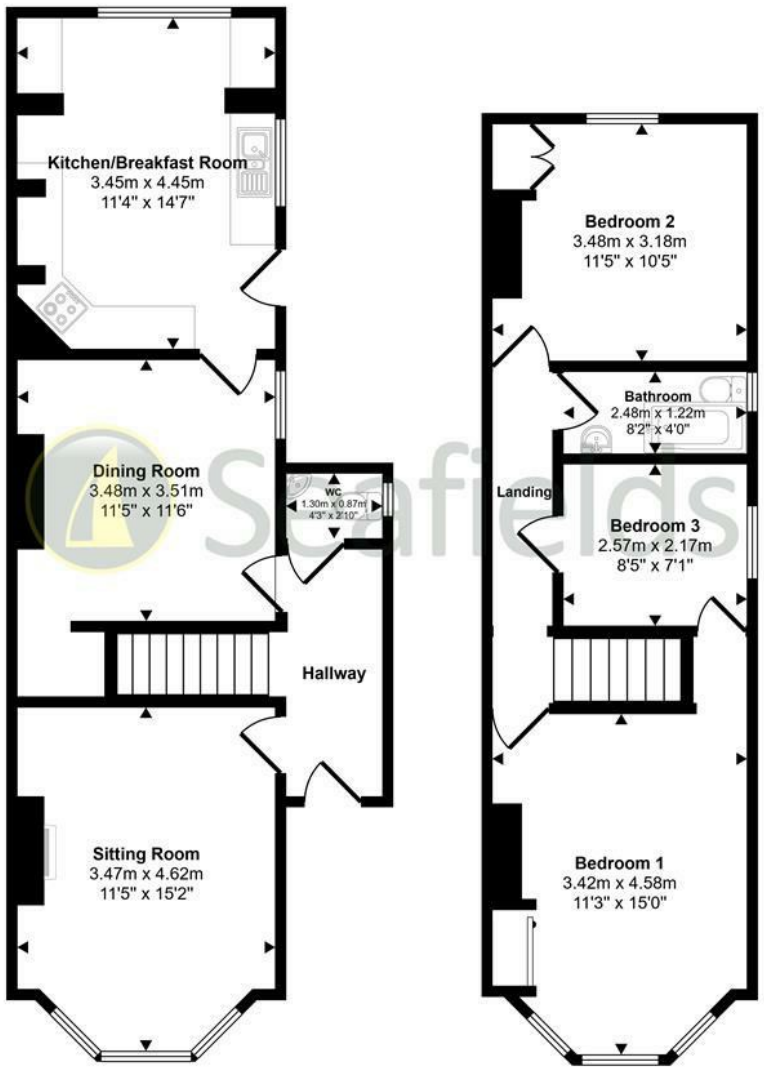
OUTSIDE:
Set within a good sized/long plot, gated access from Salterns Road opens into front paved patio (also ample dinghy parking space). Gated side access to the surprisingly large enclosed rear garden which comprised paved patio - the ideal very private area to enjoy al fresco dining and relaxation. Assorted, flower and shrub borders creating a good selection of established plants. Large timber storage shed - perfect for gardening and beach equipment.

TENURE:
Freehold

OTHER PROPERTY FACTS:
Conservation Area: Yes
Council Tax Band: D (£2493)
EPC Rating: D (55)
Utilities: Mains gas, electricity, water
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.

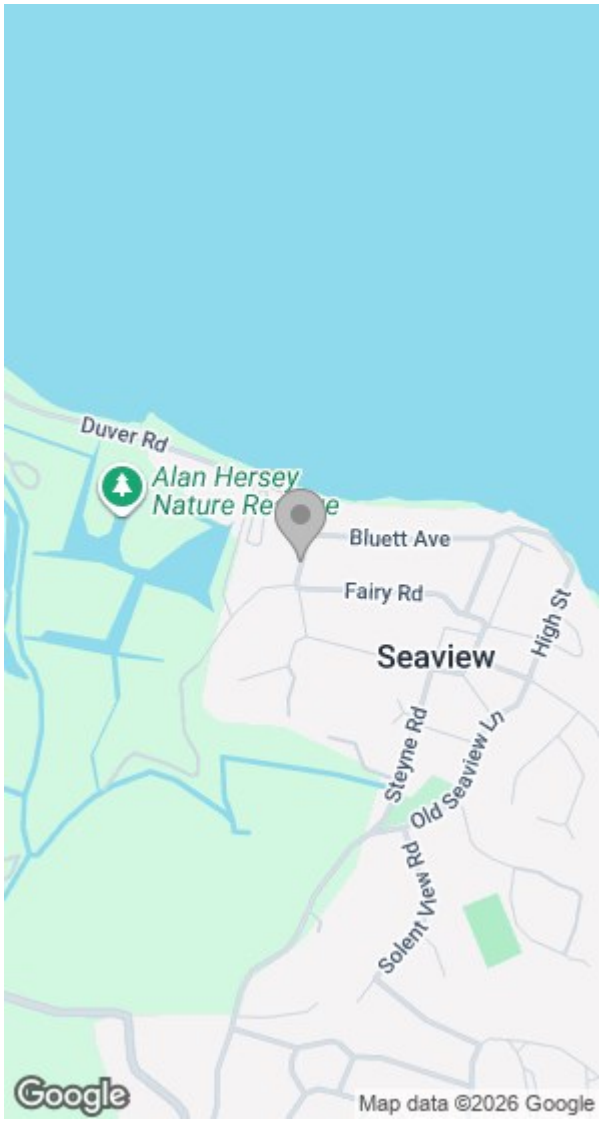
Approx Gross Internal Area
96 sq m / 1028 sq ft

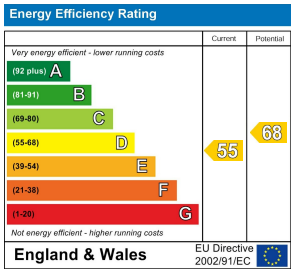


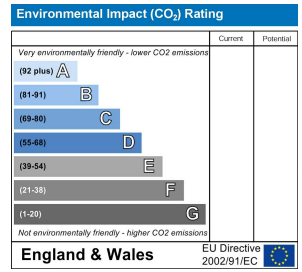
Ground Floor
Approx 53 sq m / 572 sq ft

First Floor
Approx 42 sq m / 456 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.







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