Guide Price £399,000

STRAD COTTAGE, WEST STREET, SEAVIEW, PO34 5ER

Seafields

RIGHT IN THE VERY HEART OF THE VILLAGE - YET TOTALLY TUCKED AWAY!

Located off West Street, a private gateway leads to this very charming SEMI-DETACHED HOUSE which has been enjoyed by the same family for a number of years and is now being offered for sale as CHAIN FREE. Having been recently upgraded, this gas centrally heated property offers versatile 2-3 BEDROOM accommodation with a first floor bath/shower room and downstairs w.c. There are 2 reception rooms (one which was previously utilised as a third bedroom) plus a smart modern kitchen. There is a delightful LAWNED GARDEN with the added bonus being the SUMMER HOUSE (great additional summer sleeping area which benefits from a WC). Offering great convenience for all village amenities, including being yards from the Community Store, amenities, restaurants and bars, plus the Yacht Club and wonderful beaches, Strad Cottage is ideal as a permanent or a great holiday treat. Well worth a visit!

ACCOMMODATION:
Entrance door into:

ENTRANCE HALL:
A carpeted entrance hall with doors to all downstairs rooms and stairs rising to the first floor. Coat hooks. Ceiling light. Radiator.

SITTING ROOM/BEDROOM 3:
A cosy carpeted sitting room (which had been utilised as third bedroom) with large window overlooking rear garden. Storage cupboard. Ceiling light. Radiator.

DINING/FAMILY ROOM:
A well proportioned reception room with dual aspect recently installed double glazed sash windows providing ample natural light. Deep understairs storage cupboard. Further built-in cupboard. Ceiling light. Radiator. Door to:

KITCHEN:
Smart modern fitted kitchen with vinyl flooring and stylish cabinetry with wood effect worktops and metro tile splashbacks. Integrated appliances including electric oven and two ring electric hob, under counter fridge and slimline dishwasher. A white sink and drainer sits beneath a window to the front aspect. Cupboard housing 'Vaillant' gas boiler. UPVC door with obscured glass accessing the front patio. Ceiling light.

DOWNSTAIRS WC:
A cloakroom comprising w.c and wash hand basin. Vinyl flooring and window to rear. Ceiling light. Radiator.

FIRST FLOOR LANDING:
Carpeted landing with doors to:

BEDROOM 1:
A very well proportioned carpeted double bedroom with dual aspect windows - plus great sea views. Ceiling light. Radiator. Door to:

EN SUITE BATHROOM:
Suite comprising bath, fully tiled shower cubicle with electric shower, wash hand basin and w.c.. Window to rear with sea views. Obscured window to front. Ceiling light. Radiator.

BEDROOM 2:
Another good sized carpeted double bedroom with window to front. Built in wardrobes. Vanity wash hand basin. Loft hatch access. Ceiling light. Radiator.

GARDEN:
There is an easy to maintain front garden - ideal for al fresco dining - plus a lovely private enclosed rear garden accessed via a paved pathway and mainly laid to lawn, with a variety of bushes/shrub borders. Beneath the property there is access to a storage area. At the far end of the rear garden, a UPVC door leads to:

SUMMER HOUSE:
A separate chalet with vinyl flooring and a double glazed window over-looking the garden. An ideal space for guest accommodation, an office or a studio. The space has a separate door leading to cloakroom with WC and wash hand basin (plus window).

TENURE:
Freehold

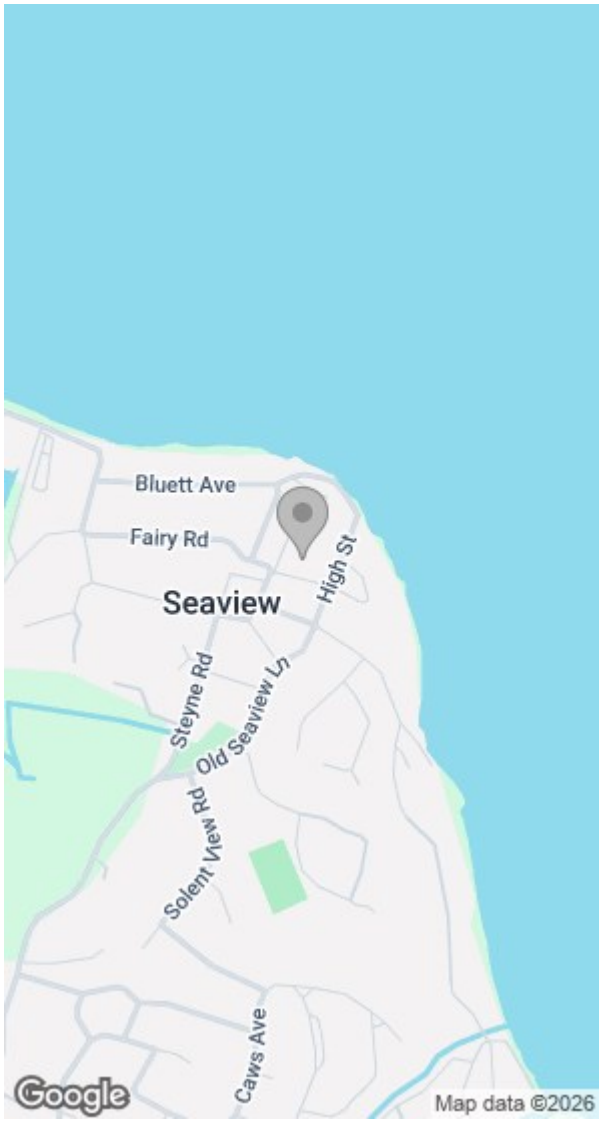
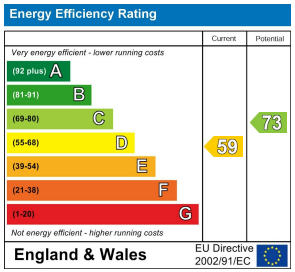
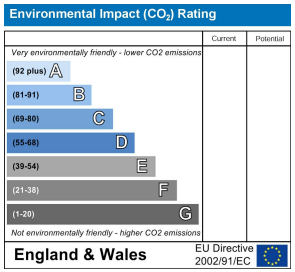
OTHER PROPERTY FACTS:
Conservaton Area: Yes
Listed Building: No
Council Tax Band: C
EPC Rating: D
Flood Risk: Very low
Sellers' Situation: Chain Free

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
84 sq m / 908 sq ft

Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 33 sq m / 357 sq ft

Summer House
Approx 13 sq m / 141 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.