

SPENCE WILLARD



Flat 3, Timpson House, Steyne Road, Seaview, PO34 5BH

A beautifully refurbished three-bedroom top floor apartment offering breathtaking views across The Solent, complemented by high-specification interiors and exceptional attention to detail throughout.

VIEWING

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Situated within a purpose-built development in the heart of Seaview village, the property enjoys convenient access to local amenities, the beach, and coastal walks yet is tucked away in a private setting. The apartment has undergone a comprehensive and stylish renovation, incorporating underfloor heating, porcelain tiled flooring, enhanced thermal and sound insulation and tongue-and-groove feature panelling, alongside a bespoke handmade kitchen and elegantly appointed bathroom and bedrooms. The apartment has also been rewired and with new plumbing and replaced uPVC windows now with Venetian blinds and in the principal rooms benefitting from remote / app control blinds.

A standout feature is the impressive open-plan kitchen, dining and sitting room, designed for both everyday living and entertaining, with direct access onto a private balcony enjoying the superb coastal outlook to the front and a bright, leafy aspect to the rear. The property further benefits from off-road parking, a private garage, well-maintained communal gardens, and multiple dedicated storage areas.

The accommodation is generous and thoughtfully arranged including an impressive sitting/dining room with dual aspect windows, offering a bright and sociable space for family living and entertaining.

Located just minutes from the village centre, the property is ideally positioned close to local shops, restaurants, the Yacht Club, and several scenic beaches. Fast passenger ferry links to the mainland are less than a 10-minute drive (or a scenic coastal walk), with the vehicle ferry terminal just 15 minutes away.

Accommodation

A well-presented communal entrance hall and lobby, recently redecorated, provides access to the building, with a private lockable storage cupboard allocated to Apartment 3. Stairs rise to the second floor, where a landing shared only with one other apartment enjoys sea views and provides access to a further private storage cupboard.

Entrance

Oak front door opens into the apartment hallway, where porcelain whitewashed pine style flooring runs throughout, complemented by underfloor heating. There is ample space for coats and storage, along with two airing cupboards, one housing the consumer unit, the other containing a pressurised unvented cylinder, with space and plumbing for a washing machine.

Open Plan Dining and Living Space

Thoughtfully reconfigured from two separate rooms to create a bright and expansive living area. Large patio doors frame stunning views across The Solent to the mainland beyond and provide access to the balcony with space for a table and chairs. The room features tongue-and-groove wall panelling, improved insulation, and smooth plastered ceilings, with ample space for both dining and seating areas.

Kitchen

The bespoke kitchen is beautifully hand crafted, comprising handmade base units, open shelving, and tongue-and-groove splashbacks. Features include an undermounted sink with mixer tap, integrated Bosch dishwasher, an American-style fridge freezer, deep pan drawers, cutlery storage, and a dresser-style cupboard. A lovely sage green Everhot electric oven creates a focal point for this attractive space.

The kitchen also enjoys pleasant rear-facing views over gardens and allotments.

Bedroom one is positioned to take full advantage of the exceptional sea views and includes built-in wardrobes and feature wall panelling.

Bedroom two is a well-proportioned double, also benefiting from built-in storage and Solent views.

Bedroom three is currently arranged as a study with a sofa bed and enjoys a sunny rear aspect with a green outlook.

Shower Room

Generously sized and stylishly finished, comprising a walk-in shower with sage green tiled walls, W.C. wash basin, and heated towel rail and fitted cupboards.

Outside

The private balcony, accessed from the main living area, provides an ideal space for outdoor relaxing, a morning coffee or dining while enjoying the far-reaching coastal views.

The communal gardens are particularly well-maintained, laid mainly to level lawn on three sides of the building, and include a designated laundry area and a bin store and plenty of space.

Additional storage is provided via lockable cupboards on both the ground floor and second floor landings. Residents' parking is available on the tarmacadam driveway to the front, with a private garage located to the rear.

Services

Mains electricity, water and drainage are connected. Heating and hot water are provided via an electric pressurised unvented cylinder, with underfloor heating throughout the apartment, individually zoned for efficient temperature control.

Tenure

Leasehold with the balance of a 999-year lease from 1970. Service charges are £1,000 bi-annually, covering external window cleaning, maintenance of communal gardens (including grass and hedge cutting), and cleaning of common parts and gutters. The building is managed by Cameron Chick and benefits from a sinking fund. Pets are permitted, although holiday letting is not allowed.

Council Tax: Band C

EPC: Rating D

Postcode: PO34 5BH

Viewings: Strictly by prior appointment with the sole agents, Spence Willard.





3 Timpson House

Approximate Gross Internal Area
819 sq ft - 76 sq m

Shower Room
8'8 x 8'5
2.64 x 2.56m

Balcony



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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