

Guide Price £158,000

4 HIGH SALTERNS, SEAVIEW, ISLE OF WIGHT, PO34 5AS

Seafields

**EXTENSIVELY UPGRADED FIRST FLOOR APARTMENT CLOSE TO BEACH!**

**This smart FIRST FLOOR apartment is situated just a short walk away from the host of village amenities, community store, Yacht Club and eateries, as well as the 'short cut' to the superb beaches! The accommodation comprises a cosy sitting room - offering a lovely outlook across the lawned gardens - with open aspect into the stylish modern kitchen. There are 2 BEDROOMS and a luxury shower room. Offered with neutral decor through and smart flooring, further benefits include electric wall radiators, loft with pull down ladder, a PRIVATE CAR PORT and additional visitors' parking area, and a discreet clothes drying area. The LOVELY COMMUNAL GARDENS offer an expanse of well maintained lawns plus a central paved patio area with outside table and chairs for the residents' to enjoy. Certainly an ideal residence which is 'ready to move into' and ideal for those seeking a first, second or retirement home.**

## ENTRANCE:
Approaching High Salterns, stepping stones set within the communal gardens lead to the entrance of No. 4. Stairs rise to the first floor, where a private composite front door opens into:

## SITTING ROOM:
A cosy yet contemporary sitting room decorated in calming neutral tones, enjoying views over the communal gardens through a double glazed front window. Comfortably carpeted with a wall mounted electric radiator, the room opens through to:

## KITCHEN:
A stylish, contemporary white fitted kitchen complimented by contrasting worktops and a stylish grey metro tile splashback. Thoughtfully designed to accommodate a fridge and separate freezer, the kitchen also features an electric oven and hob, integrated microwave shelving, refined spotlighting, extractor fan, chrome sink and drainer - as well as ambient under cabinet lighting and sleek vinyl flooring.

## BEDROOM 1:
A fully carpeted double bedroom. The room benefits from a wall mounted electric radiator, ceiling light and a double glazed window fitted with vertical blinds, enjoying lovely views over neighbouring fields and the adjacent nature reserve.

## BEDROOM 2:
A generously sized single bedroom, carpeted throughout and featuring a wall mounted electric radiator. The room benefits from a ceiling light and a double glazed window with vertical blinds, also enjoying the far reaching countryside outlook.

## SHOWER ROOM:
A modern quality shower suite with a fully tiled shower cubicle, vanity wash hand basin with mixer tap and W.C., finished with a large mirrored cabinet and modern spotlighting.

## COMMUNAL GARDEN:
Well maintained, expansive communal gardens surround High Salterns, laid predominantly to lawn and providing a delightful outdoor setting. A centrally positioned seating area offers an ideal space for relaxing, dining or socialising, while a discreetly tucked away clothes drying area adds practical convenience without detracting from the attractive surroundings.

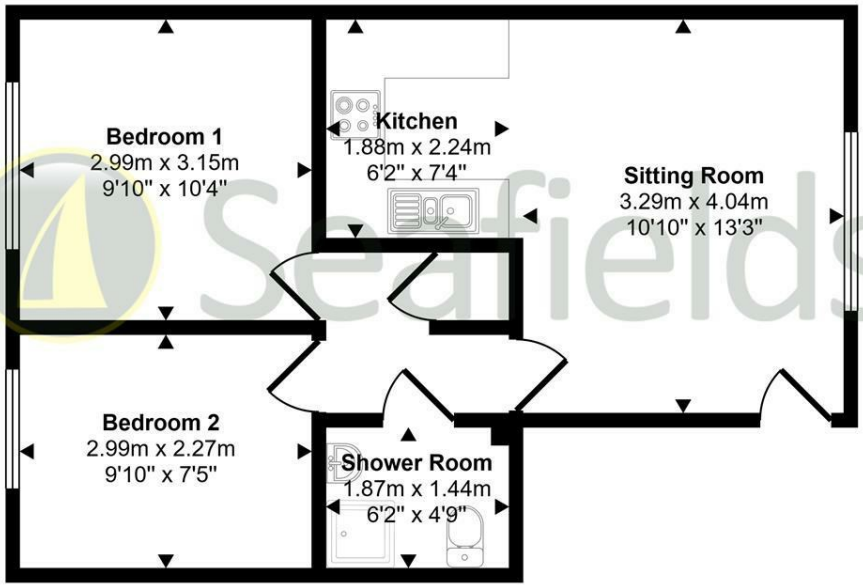
## CAR PORT:
The apartment benefits from a well proportioned, allocated car port located to the rear of High Salterns. In addition, there is separate visitor parking area available.

## TENURE:
Leasehold: 500 Years from June 1976
Service Charge: £864 (£432 every 6 months) - to include buildings insurance, maintenance within communal areas.
Ground Rent - Nil
Restrictions: No pets or holiday lets are permitted

## OTHER PROPERTY FACTS:
Council Tax Band: B
Conservation Area: No
Flood Risk: Very Low
Heating: Electric Wall Mounted Radiators

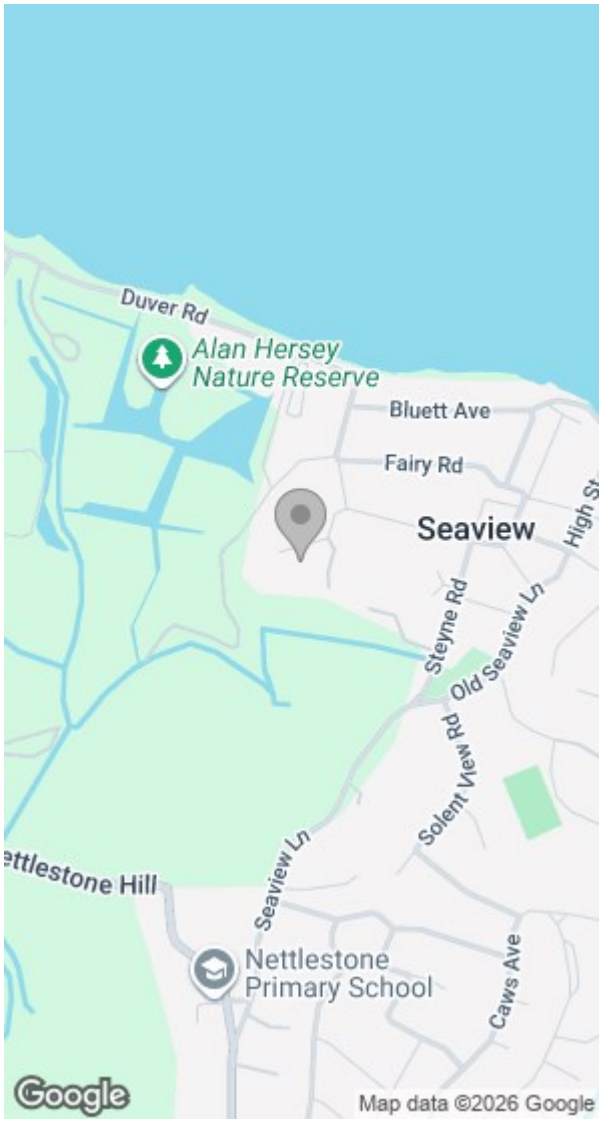
## DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

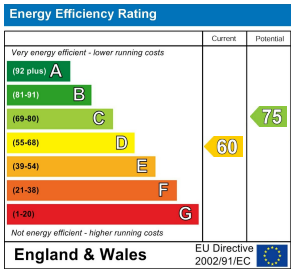
**Approx Gross Internal Area**
**42 sq m / 451 sq ft**

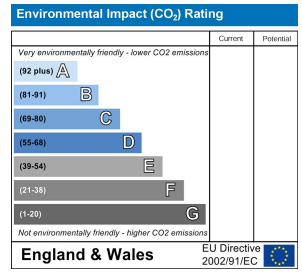



Floorplan

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.




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