



Guide Price £120,000

SHIP AHOY, 71 SALTERNS BEACH BUNGALOW, SEAVIEW, PO34 5AJ



Seafields

## **A FEW STRIDES FROM THE BEAUTIFUL BEACHES!**

**A charming freehold SEMI-DETACHED BUNGALOW** forming part of the Saltern Beach complex. SHIP AHOY is just a minute from the long stretch of beaches, safe swimming waters and boat slipway - perfectly positioned for the avid water sports enthusiasts or simply for those wishing to enjoy relaxing by the sea. The property comprises a bright open-plan living arrangement including the sitting/dining area plus a modern fully equipped kitchen, as well as 2 BEDROOMS and a modern shower room. Benefits include electric heating, a large PRIVATE DECK - to enjoy al fresco dining/entertaining - plus adjacent residents' PARKING. So close to great village amenities, restaurants, bars, beautiful beaches, boat park and Yacht Club, this property is ideal for those seeking a holiday retreat which also could combine as a holiday let investment. Note: Occupancy is permitted from MARCH to NOVEMBER.

### **ACCOMMODATION:**

Large sliding double glazed doors to the open plan living area which incorporates the kitchen:

### **OPEN PLAN LIVING ARRANGEMENT:**

A bright and airy dual aspect room comprising:

#### **Sitting/Dining Area:**

A bright sitting/dining area with carpeted flooring. Wall mounted electric heater. Doors to Bedrooms 1 and 2.

#### **Kitchen Area:**

Smart range of white kitchen cupboard and drawer units with cream/grey laminate work top incorporating inset sink unit with mixer taps. Integrated induction hob and oven. Free standing under counter fridge/freezer. Counter top microwave oven. Attractive tiled splash back. Laminate flooring. Double glazed door and window to rear. Door to Shower Room.

#### **BEDROOM 1:**

Comfortable carpeted double bedroom with double glazed window to front. Shelf with hangers. Over bed wall light. Wall mounted electric heater.

#### **BEDROOM 2:**

Carpeted double bedroom with double glazed window to rear. Airing cupboard with shelves housing hot water tank. Wall light. Wall mounted electric heater.

#### **SHOWER ROOM:**

Modern shower room comprising suite of shower cubicle (with step down), wash hand basin with cabinet above, plus w.c. Tiling to walls and floor. Wall mounted Dimplex heater. Obscured window.

#### **OUTDOOR DECK:**

To the front of the property - over-looking the Salterns Beach communal lawn - there is a lovely large decked area, ideal for al fresco dining/relaxing/entertaining.

### **PARKING:**

A parking space is within the adjacent residents' car park.

### **TENURE:**

Freehold

### **COUNCIL TAX:**

Band B (£1846)

### **ANNUAL OCCUPANCY:**

Occupancy permitted 1st March to 31st October.

### **OTHER INTERESTING FACTS:**

Flood Risk: Low

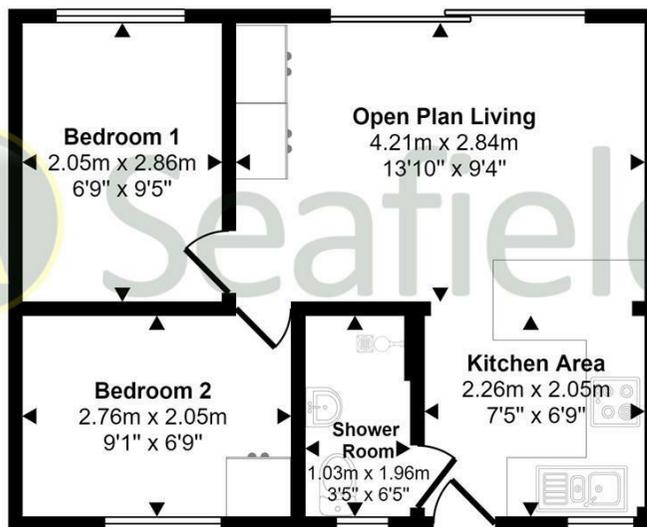
Services: Mains drains and electricity (no gas)

Management Fee: Maintenance of the communal areas (grassland, parking, etc.): annual charge of £450.

### **DISCLAIMER:**

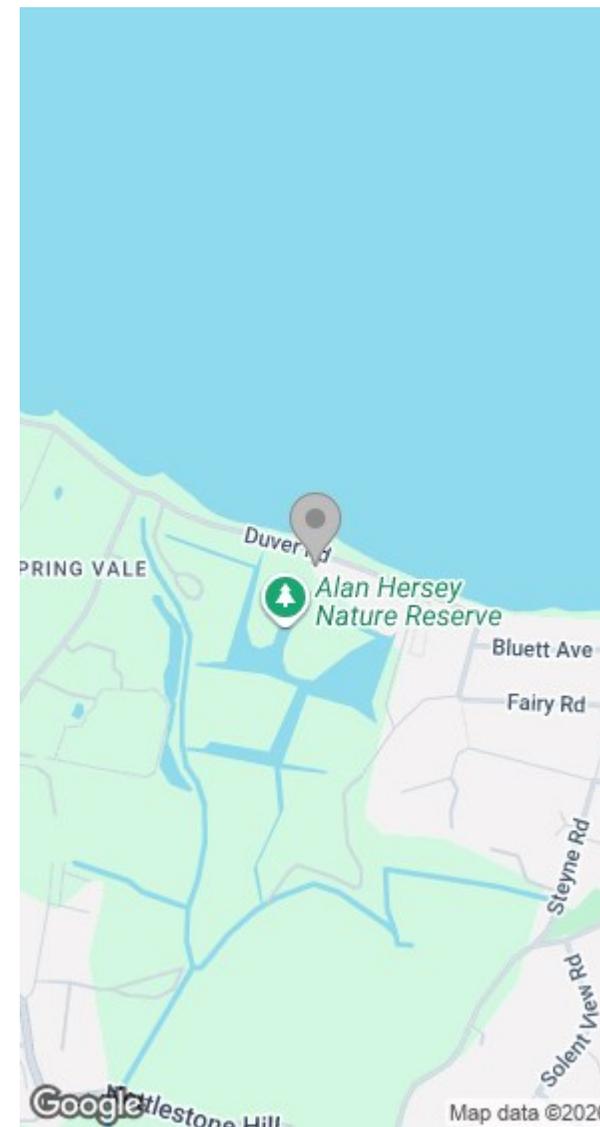
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
32 sq m / 347 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	94		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>	38	(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

