



Guide Price £140,000

'HOVE TO', 67 SALTERNS BEACH BUNGALOWS, SEAVIEW, PO34 5AJ



## JUST MOMENTS FROM BEAUTIFUL SANDY BEACHES!

Welcome to 'Hove To', a beautifully presented semi-detached BUNGALOW, ideally situated within the Saltern Beach Bungalow complex - a perfect spot to enjoy one's SEASIDE holidays. Occupying a prime position overlooking the nature reserve and pond, the property enjoys a tranquil setting where you can observe an abundance of wildlife right from your doorstep. The accommodation is thoughtfully arranged with a contemporary open plan layout, comprising a stylish well-equipped kitchen and a bright sitting/dining area designed for both comfort and sociable living. There are 2 BEDROOMS and a quality shower room. Further benefits include DOUBLE GLAZING, smart slimline electric radiators, residents' PARKING, and private DECKING, perfect for outdoor entertaining and al fresco dining. Located a few paces from wonderful beaches, a short stroll also leads to the host of village amenities including eateries/bars, Yacht Club and community shop. Ryde is a pleasant walk away along the sea wall (or approximately 8 minutes' drive) leading to town amenities and mainland transport links. 'Hove To' presents an excellent opportunity, whether as a successful, established holiday let investment or a peaceful coastal retreat - offering the very best of seaside living.

### ACCOMMODATION:

From the front deck, large double glazed sliding doors (with fitted blinds) to:

### OPEN PLAN LIVING ARRANGEMENT:

A bright and airy dual aspect room comprising:

#### Sitting/Dining Area:

A neutrally decorated sitting/dining area with 'tongue and groove' panelling to half wall height and vinyl flooring. Spot lighting. Slimline electric wall mounted radiator. Handy storage cupboard. Switch for outdoor lighting. Doors to Bedrooms. Open plan aspect to:

#### Kitchen Area:

A well equipped stylish modern kitchen comprising range of cupboard and drawer units and contrasting worktop incorporating inset chrome sink unit. White tiled splashbacks. Appliances include built in electric oven and hob, washing machine plus free standing under counter fridge/freezer. Other features include a double glazed window to rear with fitted roller blind, hanging pendant lighting, spotlights, vinyl flooring and door to shower room.

### BEDROOM 1:

A comfortable double bedroom with double glazed window (including blinds) to front. Vinyl flooring. Recessed down lighters. Electric wall mounted radiator. Half height wall panelling.

### BEDROOM 2:

A twin bedroom with double glazed window with double glazed window (and fitted blinds) to rear offering superb view over the ponds beyond. Vinyl flooring. Electric fitted radiator. Half panelling to walls. Storage cupboards x 2 - one housing water heater. Loft hatch access.

### SHOWER ROOM:

A contemporary, fully tiled shower room comprising fitted electric walk in shower with mosaic tiled feature wall, wash hand basin and w.c. Heated towel rail. Recessed

down lighters. Fitted mirror, glass shelving and shaving charging point. Obscured double glazed window to rear.

### OUTDOOR DECK:

Lovely large private decking over-looking both the communal lawn, as well as directly over the nature reserve/pond. Ideal for al fresco dining, entertaining, or relaxing whilst watching the sunrise/sunset.

### PARKING:

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

### TENURE:

Freehold.

### COUNCIL TAX:

Band B (£1846) - 8 months

### PERMITTED OCCUPANCY:

Salterns Beach Bungalows are for use as second homes and/or holiday letting. Occupancy permitted 1st March - 31st October.

### OTHER PROPERTY FACTS:

Flood Risk: Low

Services: Mains drains and electricity (no gas)

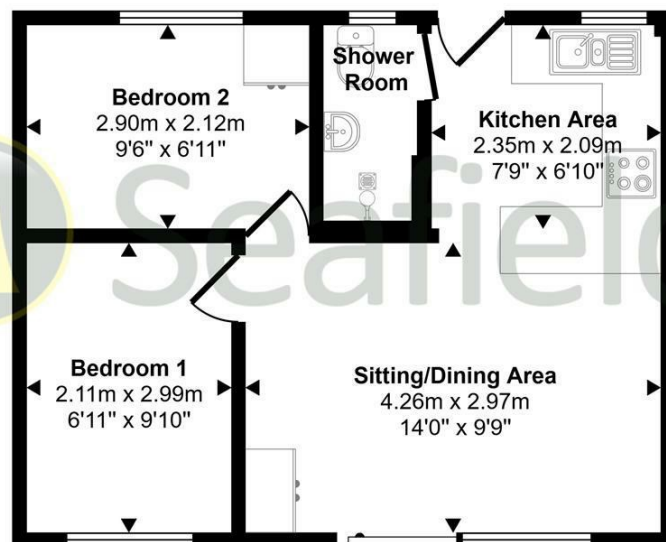
Management Fee: Maintenance of the communal areas (grassland, parking, etc.): annual charge of £450

EPC: Tbc

### DISCLAIMER:

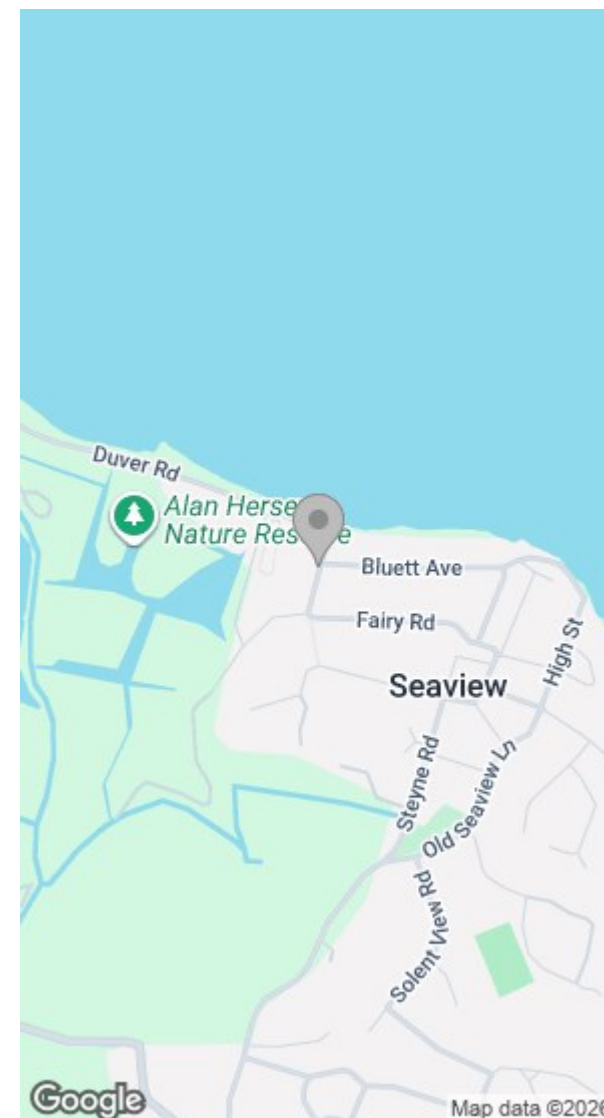
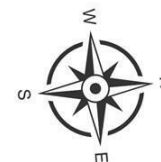
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
34 sq m / 369 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 |
| 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>                            |           | (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                                         |           |

