



Guide Price £425,000
5 SANDPIERS, OLD SEAVIEW LANE, SEAVIEW, PO34 5EJ

 **Seafields**

A GREAT 'HEART OF THE VILLAGE' HOME!

A truly charming and very well maintained **PART-ATTACHED HOUSE** that forms part of the sought after Sandpipers development, perfectly positioned in the village centre and offers the perfect blend of comfort and convenience. The property comprises a spacious and bright sitting room with open-plan aspect to a large modern kitchen/diner. The first floor comprises 2 **DOUBLE BEDROOMS** (with fitted wardrobes) and a modern bathroom. No. 5 sits in a wide plot with a secluded L-shaped patio offering easy storage for kayaks, etc., as well as a very private area for al fresco dining. Additional benefits include gas central heating, double glazing throughout, some **SEA VIEWS** plus an allocated **PARKING BAY** adjacent to the house. Offering such great convenient for all amenities, restaurants, bars, beautiful beaches, boat park and Yacht Club, certainly this property offers a great lifestyle for those seeking a first, second, investment or retirement home - which also has an excellent holiday letting record.

ACCOMMODATION:

Entrance door to:

SITTING ROOM:

A very well proportioned bright reception room with double glazed window and deep sill to front. Carpeted flooring. Radiator. Stairs to first floor. Built-in storage cupboard. Wide archway giving open-plan aspect to:

KITCHEN/DINER:

Airy and light kitchen comprising excellent range of cupboard and drawer units with contrasting work surfaces over. Inset 1.5 bowl sink unit. Integral appliances including gas hob with electric oven under; tall fridge/freezer; dishwasher. Free standing washing machine. Double glazed window and door to rear garden.

FIRST FLOOR LANDING:

Carpeted landing with access to loft space. Airing cupboard housing Glow-worm gas boiler. Doors to:

BEDROOM 1:

Good sized carpeted double bedroom with Westerly double glazed squared bay window - offering side views down High Street and on to the Solent beyond. Radiator. Built-in double wardrobe plus further over stairs cupboard.

BEDROOM 2:

Double bedroom with double glazed window to rear offering sea views. Radiator. Built-in wardrobe.

BATHROOM:

Modern white suite comprising bath with shower over and screen; wash and basin and w.c. Tiled wall surrounds. Non-slip flooring. Radiator.

GARDEN:

Situated in an 'end plot', No. 5 benefits from a private L-shaped block paved patio - offering ample seclusion and an ideal spot for al fresco dining/entertaining and ideal space to store kayaks/paddleboards, etc. Timber shed. Secure gateway to a small walled garden with established shrubs.

PARKING:

Accessed via Old Seaview Lane through the archway, there is an allocated car parking space adjacent to No. 5.

COUNCIL TAX:

Band C

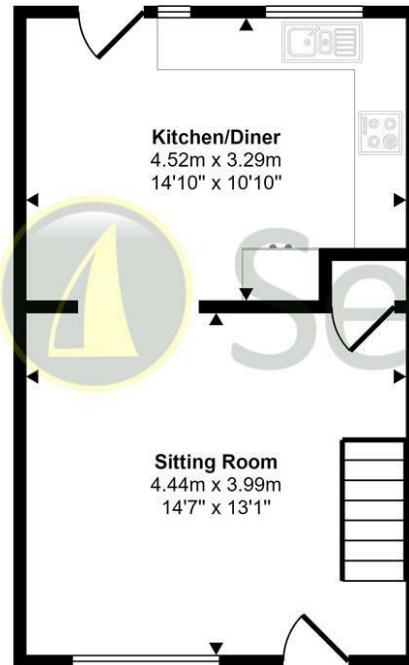
TENURE:

Freehold

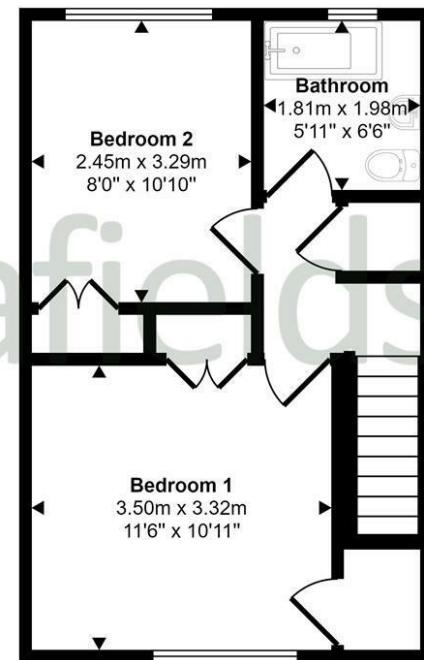
DISCLAIMER:

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
66 sq m / 713 sq ft

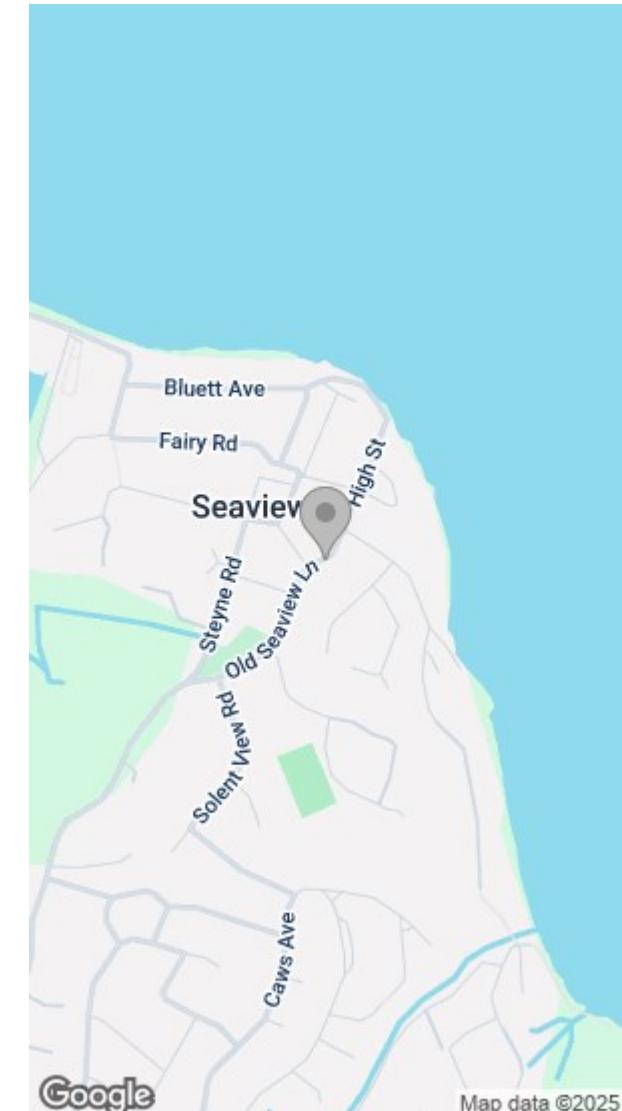


Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 33 sq m / 354 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO ₂ emissions (92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

