



Guide Price £345,000

GROUND FLOOR FLAT, 9 CHURCH STREET, SEAVIEW, PO34 5EN



## BEAUTIFUL HOME IN THE VERY HEART OF SEASIDE VILLAGE!

A great opportunity to acquire GROUND FLOOR living so conveniently close to Seaview central village ... including the popular shops, art galleries, bars and restaurants plus the Yacht Club, boat park and the renowned beautiful beaches. Offering superbly presented accommodation throughout, this apartment has been so tastefully upgraded within the last 5 years, benefiting from new kitchen, white bathroom suite, gas boiler, carpets and double glazed windows (with plantation shutters where specified). There is also a large entrance lobby opening into a superbly proportioned sitting/family room, as well as an inner hallway, walk-in utility/storage cupboard plus 2 DOUBLE BEDROOMS. The additional bonuses are the easy to maintain walled rear PATIO GARDEN - perfect for al fresco dining - plus a deep STORAGE SHED - perfect for the essential beach/sea sports equipment. Offered as CHAIN FREE (with optional choice of furnishings by separate negotiation), the new owner would be purchasing a great lifestyle as well as a lovely home!

### ACCOMMODATION:

Covered Porch with entrance door to:

### ENTRANCE LOBBY:

Inset coir matted flooring. Coat hooks. Multi-paned door to:

### SITTING ROOM:

A truly delightful, very well proportioned reception room with window to side and 2 double glazed sash windows to front (all with plantation blinds). Radiators x 2.

Door to:

### INNER HALL:

Carpeted hall with radiator. Doors to all rooms. Further door to walk in UTILITY STORE offering space and plumbing for washing machine, shelving and meters cupboard.

### KITCHEN/DINER:

Comprising smart range of white fronted cupboard and drawer units (including pull-out bin drawer) with contrasting work surfaces over. Inset white composite sink unit. Tiled splashbacks. Integral Bosch appliances to include Induction hob and oven; slimline dishwasher and fridge. Deep shelving units. Part-wood panelling to walls. Space for small dining table and chairs. Double glazed window and door to rear garden.

### BEDROOM 1:

Good sized carpeted double bedroom with double glazed window over-looking garden. Radiator.

### BEDROOM 2:

Carpeted double or bunk bedroom with radiator. Central 'pillar'. Double glazed window with plantation shutters to front.

### BATHROOM:

Large bathroom with modern white suite comprising panelled bath with shower over; vanity wash basin; w.c. Mirror fronted wall cabinet. Attractive tiled surrounds. Fitted towel rail. Radiator. Obscured double glazed window to rear.

### GARDEN:

A great feature of this home is the very secluded westerly facing, walled garden - a perfect spot for al fresco dining, entertaining - or simply relaxing! Laid to patio, there is a flower border plus tree (providing some shade when required). Outside tap. Door to deep store (perfect for gardening/beach gears - large enough for paddle boards, etc). Tall timber secure gate to path leading back to Church Street.

### TENURE:

Long Lease: Balance of 999 years

Buildings insurance/maintenance split 50/50 with first floor apartment.

Ground Rent: Nil paid

Pets Permitted: Yes

Short Term Lets/Air B&B are not permitted within the lease

### OTHER PROPERTY FACTS:

Conservation Area: Yes

Listed Building: No

Council Tax Band: B

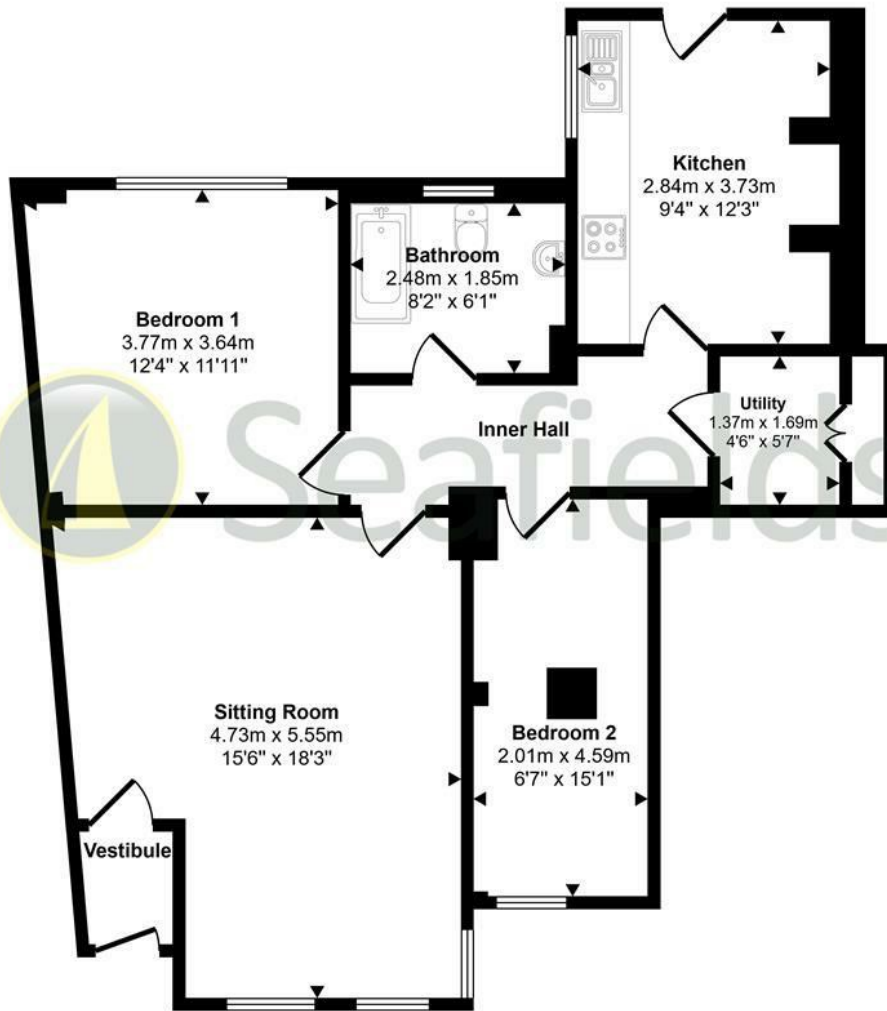
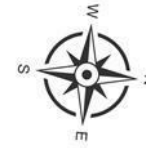
EPC Rating: D

Sellers' Situation: Chain Free

### DISCLAIMER:

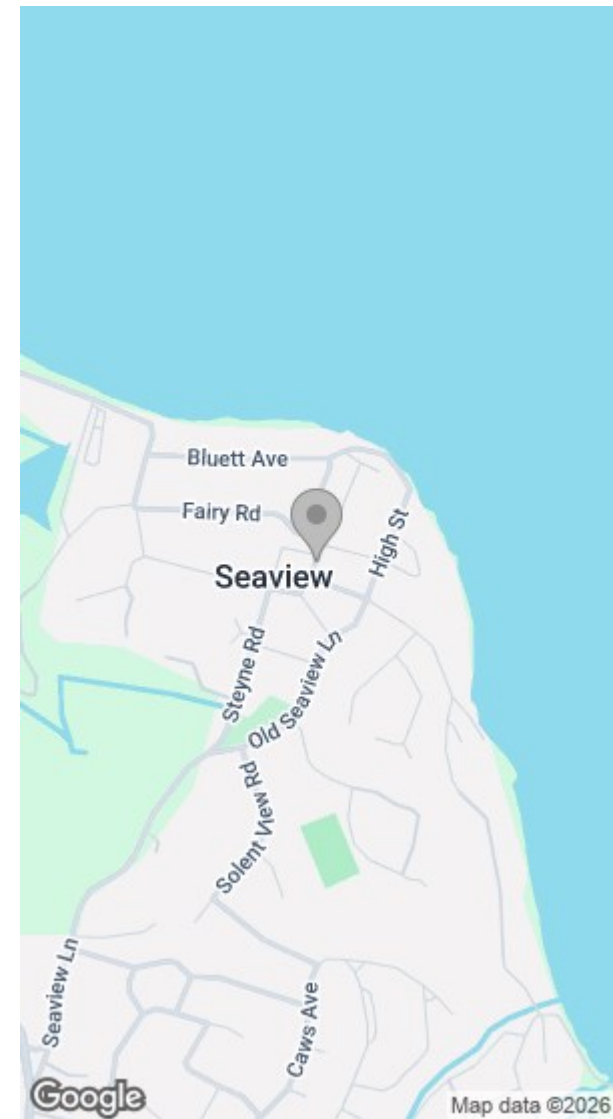
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
76 sq m / 816 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	
<b>68</b>	<b>75</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

