



Guide Price £575,000

PRINCES LODGE, HOLGATE LANE, SEAVIEW, PO34 5DH



Seafields



**Spectacular views over the Solent, and at night enjoy the ever changing colours of the Spinnaker Tower and the bright lights of cruise liners.**

**This very versatile detached 4 BEDROOM HOUSE has been extensively upgraded and cleverly re-modelled to create the most impressive, substantial 31ft open-plan first floor living, with designated sitting and dining areas plus a top of the range kitchen with breakfast bar. Bi-folding doors lead to the large extended BALCONY – an ideal spot to enjoy the stunning SEA VIEWS - with additional benefits including triple glazed windows (where specified), gas central heating and a LIFT giving easy access between floors.**

**Further accommodation includes one wet room and 2 further bathrooms (one on the first floor) plus a ground floor hall/conservatory, utility room and store. There are easy to maintain patio/lawned wrap around gardens and a large car/boat PARKING BAY. This home is a real hidden gem!**

#### **GROUND FLOOR:**

Through arched entrance to front door into:

#### **Hallway/Conservatory:**

14'1 x 12'6 (4.29m x 3.81m)

Hallway/Conservatory with double glazed windows to front and rear, plus tiled mosaic effect flooring. This leads to hall with laminate flooring to stairway with cupboard under. Double glazed windows to front and rear. Radiator. Doors to all downstairs rooms. Steps and door to:

#### **Bedroom 1:**

14'8 x 12'4 (4.47m x 3.76m)

Spacious double room with sliding double glazed doors to garden. Internal porthole window to garden. Radiator. Door to impressive walk in clothes wardrobe.

#### **Bedroom 2:**

13'6 x 9'2 (4.11m x 2.79m)

Double room with double glazed sliding doors to rear leading to patio. Radiator.

#### **Bedroom 3:**

15'11 x 8'5 (4.85m x 2.57m)

Another double or twin bedded room with double glazed windows x 2 to front. Radiator.

#### **Wet Room:**

9'2 x 8'10 (2.79m x 2.69m)

Stylish large wet room comprising walk-in shower unit, wash hand basin and low level w.c. with concealed cistern. Heated towel rail. Tiled flooring. Obscured double glazed window to rear.

#### **Bathroom:**

9'2 x 6'1 (2.79m x 1.85m)

White suite comprising a panelled bath, separate shower cubicle, vanity wash hand basin and w.c. Ceramic tiled flooring. Obscured double glazed window.

#### **Utility Room:**

9'2 x 6'2 (2.79m x 1.88m)

Comprising wood roll-top unit. Butler sink with mixer tap. Plumbing for washing machine and tumble dryer. Cupboard housing hot water tank. Gas boiler. Double glazed window and stable door to rear. Radiator. Laminate flooring.

#### **Store/Study (with Lift):**

8'9 x 8'4 (2.67m x 2.54m)

An ideal store room/study with lift access to first floor Bedroom 4. Fitted cupboard/wardrobe. Double glazed window to front. Radiator.

#### **FIRST FLOOR Landing:**

Door to Bedroom 4. Bi-fold glazed doors to:

#### **Open Plan Living:**

31'3 x 10'8 (9.53m x 3.25m)

Generous sitting/dining room with double glazed bi-fold doors to decked BALCONY with glass balustrade, outside lights, double plug socket and offering stunning views of the Solent. Triple glazed windows x 2 to rear offer further sea views. Oak engineered wide floorboarding. Radiators x 2. Open to:

Stylish kitchen area comprising a range of cupboard and drawer units with marble effect work surface over. Double stainless steel sink with mixer tap and waste disposal unit. Grooved drainer. Integrated appliances include 5 ring gas hob, electric oven and combination oven/microwave, fridge, freezer and dishwasher. Kitchen "island" incorporating drawers and pop-up plug tower. Triple glazed windows x 2 to front. Tiled flooring.

#### **Bedroom 4 (with Lift):**

13'9 x 8'6 (4.19m x 2.59m)

Double room with lift access to ground floor. Double glazed window to front. Door to:

#### **En suite Shower Room:**

9'2 x 4'3 (2.79m x 1.30m)

Fully tiled room with suite comprising large shower cubicle, vanity wash hand basin and low level w.c. Electric heated towel rail. Double glazed window.

#### **OUTSIDE;**

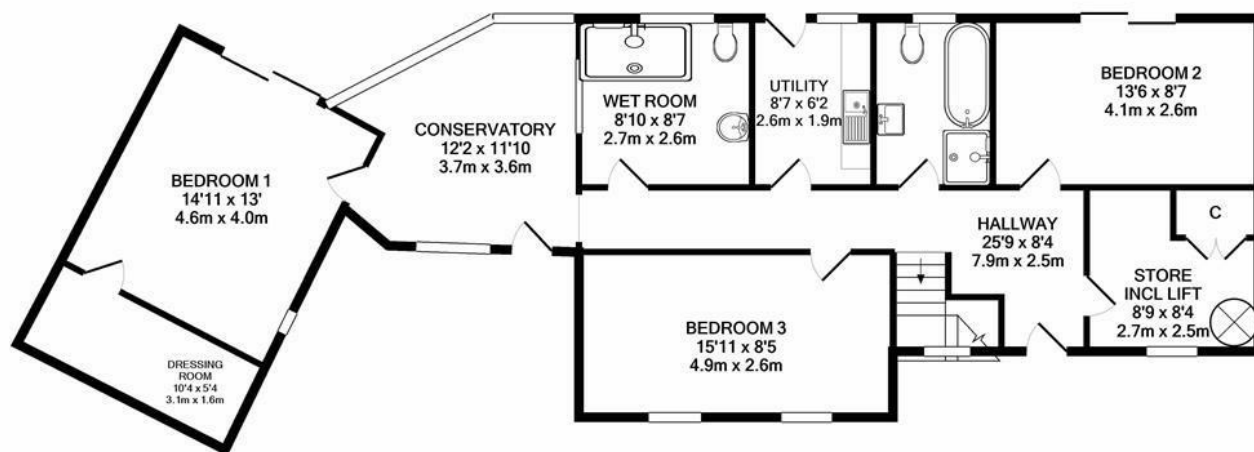
To the front is a mature garden, partly laid to lawn/partly gravel, with various shrubs, plants and a small pond with fountain. Outside power points x 3, lighting and tap. Gated access on each side of the property leads to a private rear garden with large paved patio - ideal for relaxing and dining al fresco. Lawned area with a variety of shrubs and trees. Sheds x 2, one with power and electric.

#### **TENURE & COUNCIL TAX:**

TENURE: Freehold. COUNCIL TAX: Band G

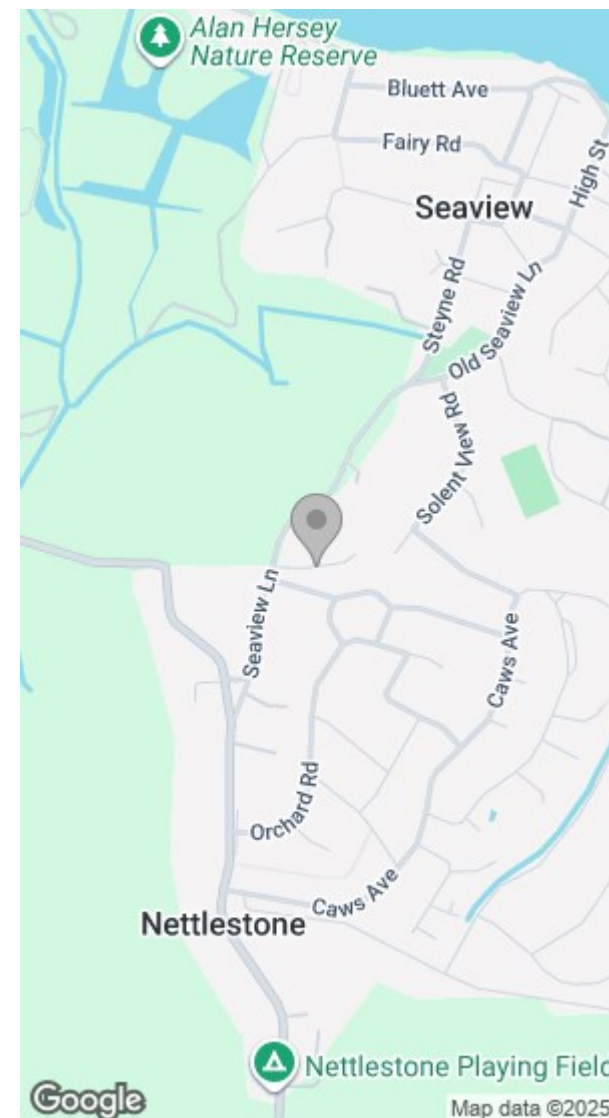
#### **DISCLAIMER:**

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate/not to scale.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



