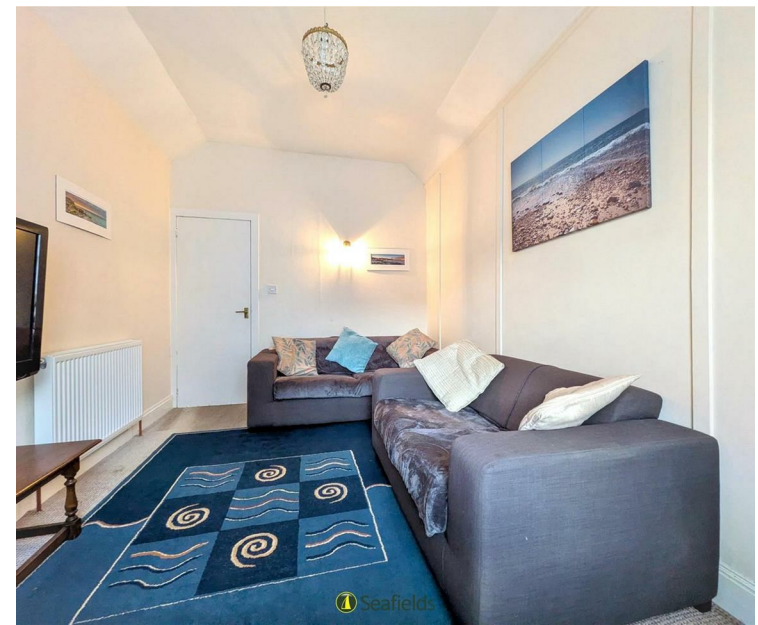




Guide Price £199,000
WITS END, HIGH STREET, SEAVIEW, PO34 5EU



OFFERING A GREAT SEASIDE LIFESTYLE A FEW PACES FROM BEAUTIFUL BEACHES!

Having been owned by the same family for many decades, this charming CHAIN FREE cottage is now available for a new owner to have the same amount of long standing enjoyment. Wits End is located in such an enviable spot - ideal for the avid swimming/sailor - so close to the renowned, popular Quay Rocks slipway and sea shore, beautiful beaches, Sea View Yacht Club and a host of village amenities (including bars, eateries and art galleries). Making best use of the space within, the 'upside down' accommodation offers a first floor sitting room and kitchen plus 2 ground floor bedrooms and a modern shower room. Additional benefits include well maintained sash windows to front (and double glazing to the rear - and even an outside clothes pulley!) plus gas central heating (the boiler being less than 3 years old). The property is such a perfect retreat for those seeking a coastal lifestyle - whether as an ideal 'lock up & leave' bolt hole, a convenient permanent residence in the heart of the community - or as an investment home. The Seaview specialists would be delighted to arrange a visit within: 01983 812266.

ACCOMMODATION:

Access across side path to solid entrance door with glazed panel leading to:

HALLWAY:

Entrance hall with tiled flooring. Radiator. Carpeted stairs leading to first floor, with deep storage cupboard below. Opening to Inner Hall with heated towel rail and high level gas meter. Doors to Bedrooms 1 and 2, plus Shower Room.

BEDROOM 1:

Carpeted double bedroom with radiator. Part-vaulted ceiling with high level obscured double glazed window to side and further window to rear.

BEDROOM 2:

A carpeted single or bunk bedroom with sash window to front, over-looking the High Street. Radiator.

SHOWER ROOM:

Good sized room comprising modern suite of large full width fully tiled shower cubicle with Triton T80si unit; vanity wash hand basin; mirror with shaver light; corner w.c. Wall mounted electric heater. Tiled flooring. Recessed down lighters. Extractor.

FIRST FLOOR:

A carpeted landing area opening to the Kitchen and with door to Sitting Room. Access to loft space.

KITCHEN:

Fitted kitchen comprising range of white fronted cupboard units with contrasting work surfaces. Inset sink unit with drainer. Wall mounted Glow worm gas boiler (installed 2023). Gas cooker; microwave; tall fridge/freezer and washing machine. Linoleum flooring. Large tilt & turn double glazed window to rear (giving ideal access to clothes drying pulley!).

SITTING ROOM:

A carpeted sitting room with sash window to front, over-looking High Street. Radiator. Door to storage cupboard.

OUTSIDE:

To the front is a small paved area with space for seating/pot plants - with chained defining boundary. An area to house bins to rear.

There is nearby unrestricted street parking, but also the village council car park is a few minutes away - for which one can attain a parking permit.

TENURE:

Flying Freehold. The sitting room sits over the neighbouring pathway (for which Wits End has right of way to the entrance door).

OTHER PROPERTY FACTS:

Listed Building: No
Conservation Area: Yes
Council Tax Band: B
Flood Risk: Very Low:
Sellers' Situation: Chain Free

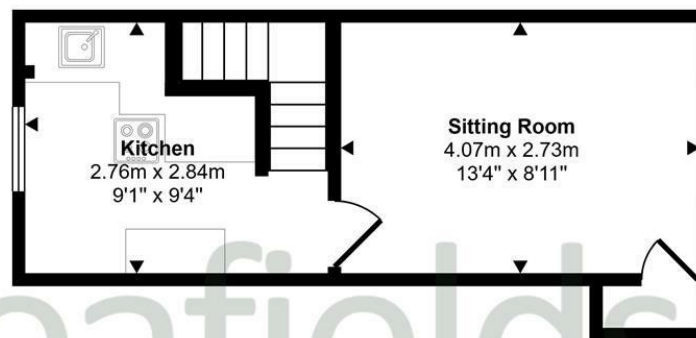
DISCLAIMER:

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.

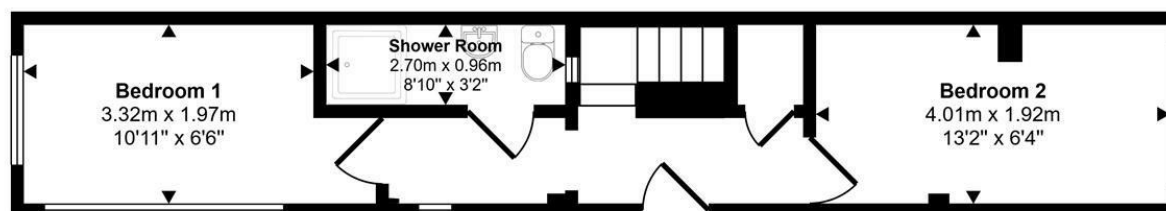
Approx Gross Internal Area
47 sq m / 510 sq ft



Seafields



First Floor
Approx 22 sq m / 237 sq ft



Ground Floor
Approx 25 sq m / 273 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.

