



Guide Price £155,000
18 HIGH SALTERNS, SEAVIEW, PO34 5AS



FIRST FLOOR APARTMENT WITH SOLENT OUTLOOK!

Located in the sought after High Salterns development in Seaview, this well proportioned 2 BEDROOM first floor apartment enjoys SEA VIEWS and offers an exciting opportunity for buyers looking to create a home to put their 'own stamp on'. The accommodation comprises a sitting room positioned to take full advantage of the coastal outlook - with open plan aspect into the fitted kitchen. There are 2 BEDROOMS and bathroom. Externally, the property benefits from a private CAR PORT together with access to beautifully maintained, large communal gardens. Perfectly situated within easy reach of Seaview village amenities, popular eateries, local shops and picturesque beaches, the apartment offers an enviable coastal lifestyle. Offered to the market as CHAIN FREE, early viewing is highly recommended.

ENTRANCE:

Approaching High Salterns are lovely communal gardens with stepping stones leading to the entrance of No. 18. An outdoor shared landing provides superb sea views. Front door opens to:

SITTING ROOM:

A carpeted sitting room with sea views from a large double glazed window to front. Ceiling and wall lights. Electric wall mounted radiator. Open archway through to:

KITCHEN:

Kitchen with vinyl flooring and fitted cabinetry with contrasting worktops, inset chrome sink and drainer and tiled splashbacks. Appliances including electric oven, hob, extractor fan and washing machine. Space for tall fridge. Window to side aspect with fitted blind. Ceiling light.

HALLWAY:

Doors to all rooms and linen cupboard housing hot water tank. Ceiling light. Storage heater. Doors to:

BEDROOM 1:

A carpeted double bedroom with large double glazed window to the rear offering lovely countryside views and ample natural light. Ceiling light.

BEDROOM 2:

A generously sized carpeted single bedroom with another large double glazed window which also enjoys the far reaching countryside outlook. Ceiling light.

BATHROOM:

A fully tiled bathroom with vinyl flooring and suite comprising bath, wash hand basin and w.c. Extractor fan. Ceiling light.

COMMUNAL GARDEN:

Well maintained, expansive communal gardens surround High Salterns, laid predominantly to lawn and providing a delightful outdoor setting. A centrally positioned seating area offers an ideal space for relaxing, enjoying a coffee and taking in the lovely peaceful setting, while a discreetly tucked away clothes drying area adds practical convenience without detracting from the attractive surroundings.

CAR PORT:

The apartment benefits from a well proportioned, allocated car port located to the rear of High Salterns. In addition, there is separate visitor parking area available.

TENURE:

Leasehold: 500 Years from June 1976

Service Charge: £864 (£432 every 6 months) - to include buildings insurance, maintenance within communal areas.

Ground Rent - Nil

Restrictions: No pets or holiday lets are permitted

OTHER PROPERTY FACTS:

Council Tax Band: B

Conservation Area: No

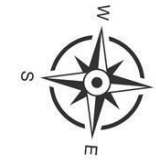
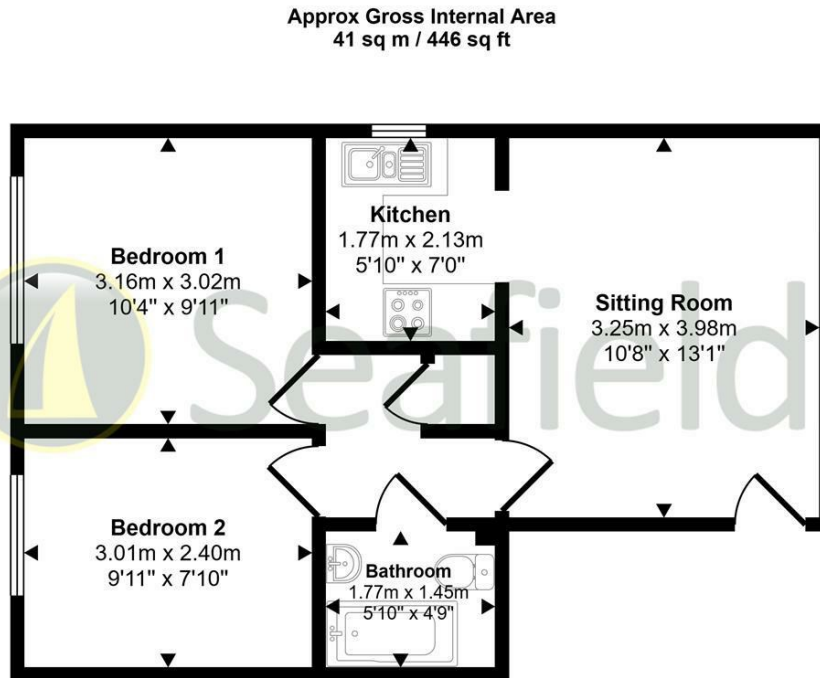
Flood Risk: No

Heating: Electric Wall Mounted Radiators

Seller's situation: Chain Free

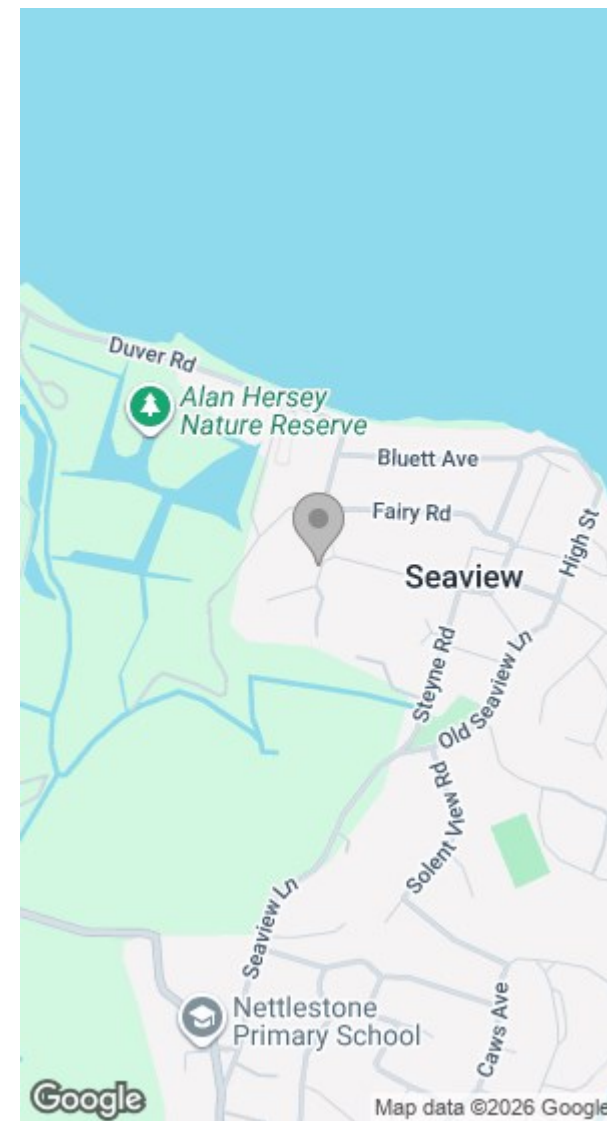
DISCLAIMER:

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.



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

