



Guide Price £399,000

7 SPRINGFIELD COURT, SPRINGVALE ROAD, SEAVIEW, PO34 5AT



AN ENVIABLE SEASIDE LIFESTYLE WITHIN EXQUISITE GROUNDS!

Set within the exceptional, tree lined grounds of Springfield Court - where red squirrels, rabbits and a variety of birds are a frequent sight - this prestigious development offers a curated collection of meticulously designed apartments and coach houses, complimented by a heated SWIMMING POOL and a full sized TENNIS COURT. Apartment 7 occupies a prime FIRST FLOOR position with LIFT access and exemplifies refined, contemporary coastal living. The property offers a spacious, light filled sitting room, sleek modern kitchen/diner (leading to BALCONY), 3 BEDROOMS - one with en suite shower room - and a luxury family bathroom. All rooms offer tasteful neutral decor, GAS CENTRAL HEATING, and double glazed sash windows with an ALLOCATED PARKING space and visitors' parking completing this exceptional home. Only moments away from the long stretch of beaches - with a level walk to Seaview Village, popular local eateries and Ryde town - offering a wide array of amenities and fast passenger ferry connections to the mainland - this CHAIN FREE apartment is ideal as a permanent residence or a coastal retreat, offering great privacy and an enviable seaside lifestyle.

ACCOMMODATION:

Springfield Court is approached via secure electronic double gates, opening onto a long, gently winding driveway that leads to the property and its designated parking area. A video entry system provides added security. The main entrance door opens into a spacious porch, thoughtfully designed to accommodate individual apartment post boxes. A further door leads into an impressive and elegant communal hallway, featuring striking Victorian style tiled flooring. From here, residents have access to both a lift and a staircase. Private entrance to:

ENTRANCE LOBBY:

A spacious lobby providing ample space for shoes, coats and swimming/tennis gear! Wall mounted cupboard housing modern electricity meter and consumer unit. Laminate flooring. Door to:

HALLWAY:

A welcoming entrance hallway featuring stylish laminate flooring and illuminated by contemporary spot lighting, creating a warm and inviting first impression. Radiator. Doors leading to all rooms.

SITTING ROOM:

A bright and airy sitting room, fitted with carpet and enhanced by 4 x wall lights and 2 x ceiling lights. Attractive mantelpiece and a radiator. Double glazed sash windows x 2 providing delightful views over the tennis court and allow for an abundance of natural light.

KITCHEN:

A modern fitted kitchen featuring a continuation of the laminate flooring from the hallway, creating a seamless flow of space. The well equipped kitchen comprises integrated appliances: fridge and freezer, dishwasher, washing machine, oven, gas hob, and extractor, complimented by stylish tiled splashbacks. Illuminated by recessed down lighters, a statement pendant light positioned above the dining area, and under unit strip lighting, enhancing the ambience. Contrasting worktops and cream units provide a clean, contemporary finish, while a radiator ensures comfort. Glazed doors open onto a Balcony offering attractive views over the tennis court.

MASTER BEDROOM:

An impressively proportioned, carpeted bedroom with double glazed sash window (with blinds) enjoying outlook over tennis court and woodland. Fitted wardrobes. Recessed down lighters. Radiators x 2. Door to:

EN SUITE SHOWER ROOM:

An immaculately presented suite comprising fully tiled shower cubicle, low level w.c and vanity wash hand basin . Large fitted mirror, heated towel rail, recessed spot lighting and a convenient shaver point, creating a sleek and contemporary finish.

BEDROOM 2:

A large carpeted double bedroom with 2 x double glazed sash windows (with blinds) over-looking the tennis court/grounds. Built in wardrobe. Recessed down lighters. Radiator.

BEDROOM 3:

A third carpeted bedroom with double glazed sash window with fitted blind. Spotlights. Radiator.

BATHROOM:

A well appointed bathroom suite comprising a panelled bath with shower over and full height tiling, low level w.c and a wash hand basin set within a vanity unit providing useful storage. The room also features tiled flooring, a large fitted mirror, a heated towel rail, and spotlights.

STORAGE CUPBOARD:

A generously sized storage cupboard providing ample space, complete with light and power. The boiler and water tank are housed here.

GROUNDS:

The 8 acre grounds are a standout feature of Springfield Court - accessed via electronic gates and a tree-lined lane leading to the main building - offering beautifully maintained lawns, mature protected trees and neatly trimmed hedge borders. The grounds are further enhanced by striking wood carved features at their heart and a serene natural pond. Red squirrels are frequently seen by residents, adding a charming touch of wildlife. Providing complete privacy and seclusion, the grounds also include the following exceptional facilities:

SWIMMING POOL:

A heated swimming pool, open from 1st May to 30th September, occupies a prime position directly in front of the residence. Stone steps provide easy access to the surrounding patio area, creating an inviting space for relaxation. During the spring and summer months, an efficient pre booking system allows residents to reserve the pool an hour in advance, ensuring exclusive use.

TENNIS COURT:

A full sized tennis court, thoughtfully maintained and supported by an organised booking system, allowing residents to enjoy convenient and exclusive access.

PARKING:

There is an allocated parking space - labelled 'U' - for Apartment 7. There are visitors' spaces labelled 'V'.

TENURE:

Leasehold (Share of Freehold: 1/20th). No Ground Rent.

Length of Lease: 999 years with effect from 2004 (978 years remain)

Management Company: ERMCo

Annual Management Costs (to include building/grounds/swimming pool/tennis court; upkeep of Lift. Buildings insurance): 2025 costs: £2505.31 6 monthly - payable in January and July).

Restrictions: Pets are not permitted.

Holiday lets permitted for maximum of 16 weeks per year. Assured shorthold tenancies (6 months plus) are permitted.

OTHER PROPERTY FACTS:

Council Tax Band: E * EPC Rating: Tbc

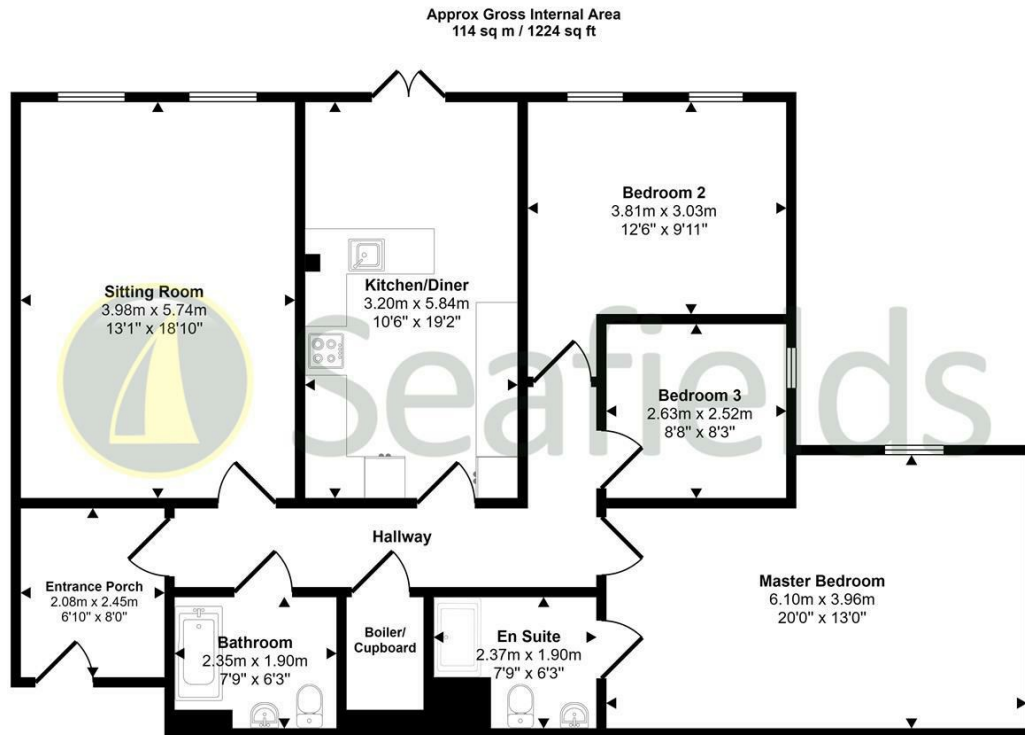
Flood Risk: No * Conservation Area: No

Listed Building: No * Sellers' situation: No Chain

Springfield Court (Seaview Isle of Wight) Management Company Limited

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

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

