





£250,000

1 TIMPSON HOUSE, STEYNE ROAD, SEAVIEW, PO34 5BH

Seafields

SUPERBLY SPACIOUS AND BRIGHT SEAVIEW RESIDENCE!

A very well appointed GROUND FLOOR APARTMENT within the ever sought after Timpson House - located in an elevated position (enjoying SEA VIEWS) and just an easy stroll to the village amenities, community shop, eateries, Yacht Club and superb beaches. The well designed accommodation includes a charming sitting room (leading to front PRIVATE BALCONY) with open plan aspect into the fitted kitchen/diner (which has door direct to the gardens). There are 3 BEDROOMS (2 with fitted wardrobes), a modern bathroom suite plus 2 WCs. Further benefits include carpeted/vinyl flooring as specified, double glazing throughout, modern slimline electric radiators, very well maintained COMMUNAL GARDENS, a residents' parking area plus private GARAGE. Offered as CHAIN FREE, this home is so ideal for those seeking a first, second or retirement home and is very well worth an internal visit.

ACCOMMODATION:
A few steps up to entrance door to communal hallway (where there is a secure storage cupboard for No. 1). Note: There is also a rear door to the apartment giving direct ground level access into the apartment. Private entrance door from communal hall to:

ENTRANCE HALL:
Carpeted hall with 2 cupboards (1) housing electric consumer unit and meter; (2) airing cupboard with hot water tank and immersion. White panelled doors, plus glazed door (with hardened glass) into:

SITTING ROOM:
A charming room with open plan aspect into the kitchen/diner. Carpeted flooring. Double glazed sliding doors to private BALCONY (with tiled base and iron railings) offering views towards Solent and Fort. Wall mounted electric heater. Wide opening to:

KITCHEN/DINER:
Spacious and bright room with 2 x southerly double glazed windows and door to garden. Range of fitted cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Tiled splash backs. Appliances to include electric oven and hob, dishwasher, washing machine and tall fridge/freezer. Space for dining table and chairs. Vinyl flooring.

BEDROOM 1:
Large double bedroom with double glazed window to front offering some sea/fort views. Wall mounted electric heater. Sliding door to double wardrobe. Carpeted flooring.

BEDROOM 2:
A second very well proportioned double bedroom with double glazed window to front offering more sea views. Wall mounted electric heater. Sliding door to double wardrobe. Carpeted flooring.

BEDROOM 3:
Good sized single/bunk bedroom with double glazed window to rear. Wall mounted electric heater. Carpeted flooring.

BATHROOM/WC:
Smart modern white bathroom suite comprising bath with shower over and screen; vanity wash basin and w.c. Smart tiled surrounds. Cork effect non slip flooring. Obscured double glazed window. Heated towel rail and wall mounted 'Dimplex' heater.

SEPARATE W.C.:
White suite comprising w.c. and vanity wash basin with mirror over. Wall mounted heated towel rail. Cork effect vinyl flooring. Obscured double glazed window to rear.

OUTSIDE:
Timpson House is set within large grounds which incorporates its 'sister' building, Shrewsbury Court. As well as a private front balcony, there are well maintained gardens with assorted mature trees. There is an 'outhouse' housing the residents' bins.

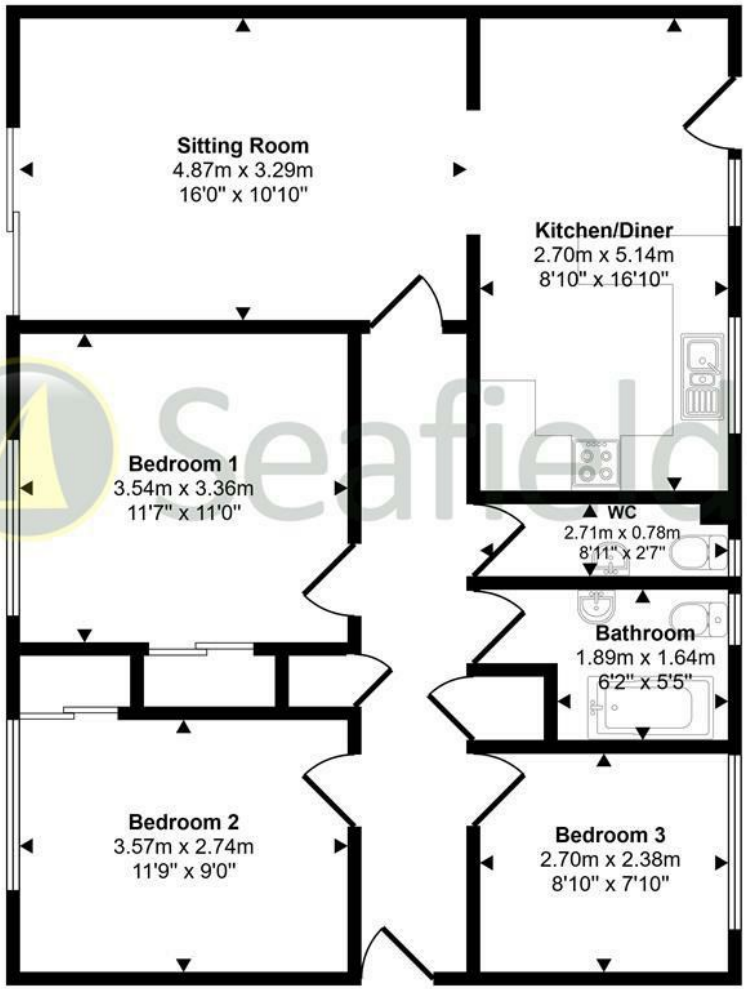
PARKING & GARAGE:
There is a residents' parking area. No. 1 owns the first in the row of garages.

TENURE:
Long leasehold. 900 years (850 years remaining)
Management Fee: £1700 per annum (plus £200 p.a. sinking fund)
Covers maintenance (external/internal communal areas), gardening, buildings insurance.
Restrictions: Holiday lets are not permitted
Management Company: Cameron Chick Property Management (CCPM)

OTHER PROPERTY FACTS:
Construction: Standard construction. Purpose built apartments.
Conservation Area: No
Flood Risk: No
Council Tax Band: C

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.

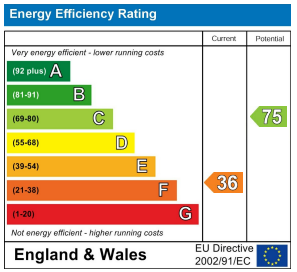
Approx Gross Internal Area
80 sq m / 863 sq ft

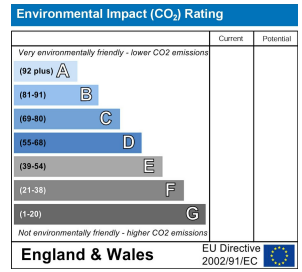


Floorplan

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.







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