



Guide Price £420,000

10 SANDPIPERS, OLD SEAVIEW LANE, SEAVIEW, PO34 5EJ



RIGHT IN THE VERY HEART OF POPULAR SEASIDE VILLAGE!

Offering a perfect blend of comfort and convenience, this is a great opportunity to attain a **FREEHOLD SEMI-DETACHED HOUSE** within the popular Sandpipers development. Just moments away, you will find the renowned Quay Rocks plus the long stretch of sandy beaches - perfect for leisurely strolls or invigorating water sports activities. The local amenities, including a community store, various shops, art galleries, eateries and Yacht Club are all within easy reach. The accommodation comprises a well proportioned sitting room opening into the fitted kitchen/diner, a downstairs shower room, first floor bathroom plus 2 **DOUBLE BEDROOMS!** Other benefits include gas central heating, double glazing, a secluded **WALLED GARDEN** plus allocated **PARKING** space. Offered as **CHAIN FREE**, this Seaview home presents an exceptional opportunity to attain a primary or second residence in a great village community.

ACCOMMODATION:

Accessed via Old Seaview Lane, entrance door into:

ENTRANCE HALL:

Carpeted hall with door to Shower Room and further multi-paned door to Sitting Room.

SHOWER/WC:

Fully tiled room comprising large shower cubicle and vanity wash basin. Radiator. Vinyl flooring. High level obscured double glazed window.

SITTING ROOM:

A lovely airy and bright dual aspect carpeted room with double glazed window plus large double glazed French doors to private garden. Stairs with timber banister leading to first floor. Radiator. Open plan aspect (with curtained division) to:

KITCHEN/DINER:

Fitted cupboard and drawer kitchen units with tiled work surfaces over incorporating inset sink unit with mixer taps. Door to larder cupboard. Electric oven and hob. Space for fridge and washing machine. Radiator. Space for table/chairs. Linoleum flooring. Double glazed window over-looking Pier Road.

FIRST FLOOR LANDING:

Carpeted flooring with access to loft space. Doors to:

BEDROOM 1:

Double bedroom with double glazed window. Radiator. Range of built-in wardrobes. Further cupboard housing 'Vaillant' gas combination boiler.

BEDROOM 2:

Double bedroom with double glazed window to front offering sea views. Radiator. Built-in wardrobe/cupboard.

BATHROOM:

Comprising suite of wood panelled bath with mixer shower attachment; pedestal wash basin and w.c. Tiled surrounds. Shaver light and mirror. Recessed down lighters. Vinyl flooring. Radiator. Obscured double glazed window.

GARDEN:

There is an enclosed walled garden - the perfect spot for al fresco dining/relaxing - with raised flower bed. Few steps up to tall timber gate with path to parking area.

PARKING:

Accessed via Pier Road, there is an allocated parking space for No. 10.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Council Tax Band: C

EPC Rating: Tbc

Flood Risk: No

Conservation Area: Yes

Listed Building: No

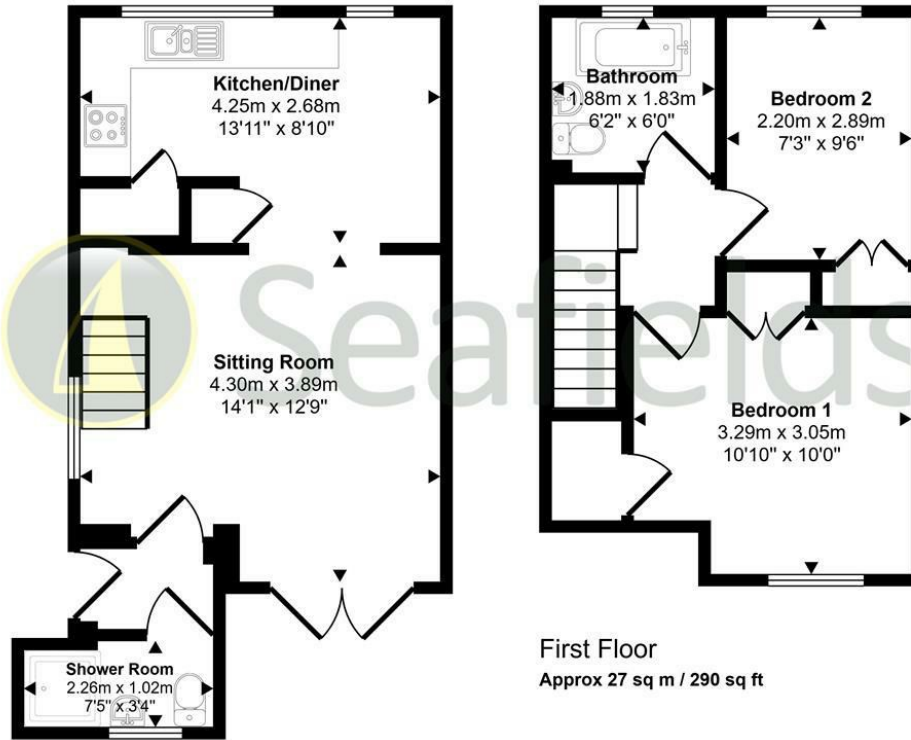
Seller's Situation: Chain Free

Note: Sandpipers is a small development of similar freehold houses. £300 p.a. for communal external areas (car park/planters/lighting)

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.

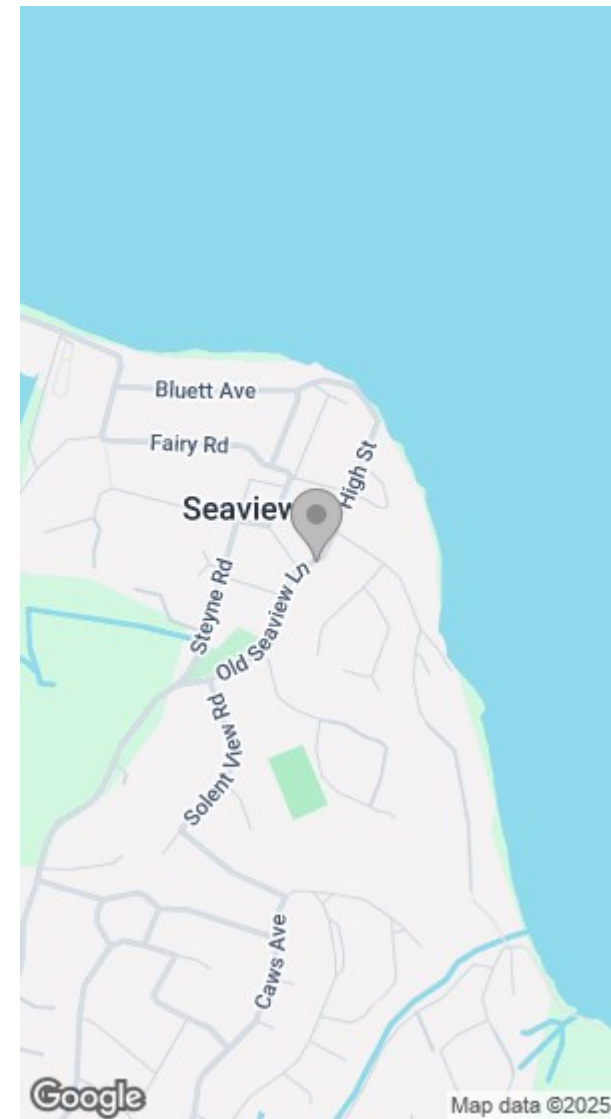
Approx Gross Internal Area
59 sq m / 635 sq ft



First Floor
Approx 27 sq m / 290 sq ft

Ground Floor
Approx 32 sq m / 344 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.



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	

