



Guide Price £210,000

3 PRINCES MEAD, SEAVIEW LANE, SEAVIEW, PO34 5DG





## **TOTALLY CHARMING WITH CAPTIVATING SOLENT OUTLOOK!**

Situated on the **FIRST FLOOR** of this handsome period residence situated in an elevated hilltop position (between Seaview and Nettlestone villages) - this well appointed apartment benefits from breathtaking panoramic **SEAVIEWS**. The apartment is certainly ideal for those seeking a first, second or retirement home - offering **2 BEDROOMS** (a double and a single), white bathroom suite plus an open-plan arrangement of sitting room and fitted kitchen (with part-division). Benefits include **OFF STREET PARKING** plus a very well maintained **PRIVATE GARDEN** area with seating areas (the perfect spot to enjoy al fresco dining and enjoy the views across the Nature Reserve and seaside). Certainly a prime location just a short stroll from village shops and amenities, miles of beautiful beaches and coastal/rural walkways. Viewing highly recommended.

### **ACCOMMODATION:**

A side storm porch leads to the main building door through which carpeted stairs rise to the first floor and the private door to number 3.

### **HALLWAY:**

A welcoming entrance hall with fitted carpet and large storage cupboard. Doors to all rooms:

### **KITCHEN:**

Semi-open plan to the sitting room. A range of wall and eye level units in white with contrasting laminate work tops incorporating single stainless steel sink with mixer taps and drainer. Single oven and electric 4-plate hob with extractor hood. Space and plumbing for washing machine, dishwasher and tall fridge/freezer. Vinyl flooring. Wide 'opening' through to sitting room.

### **SITTING ROOM:**

A bright and airy room with five sets of double glazed windows overlooking the gardens and offering wonderful, panoramic views across the Solent and mainland beyond. Fitted carpet and storage heater.

### **BEDROOM 1:**

Dual aspect carpeted double bedroom with double glazed windows to side and rear - both with half height plantation shutters.

### **BEDROOM 2:**

A single bedroom with double glazed window and half height plantation shutters.

### **BATHROOM:**

Fully tiled bathroom comprising suite of bath with electric shower over; wash hand basin and low flush w.c. Electric towel rail. Airing cupboard housing immersion tank.

### **GARDEN:**

There is a a well maintained good sized garden area private to Flat 3 which is at the front of the property - being mainly laid to lawn and offering attractive seating areas and again benefiting from the lovely sea views due to its elevated position. There is also a private shed and residents' drying area.

### **PARKING:**

The property benefits from an off street parking space.

### **TENURE:**

Lease Length: 900 years with effect from 1973: £1200 p.a.

There is a Head Lease: 999 years with effect from 1891 (892 years remaining)

Restrictions: No holiday lets

Pets permitted if not a nuisance

### **OTHER PROPERTY FACTS:**

Council Tax: Band B - £1805.43 24/25

EPC: Tbc

Service Charge: £1200 p.a.

Listed Property: No

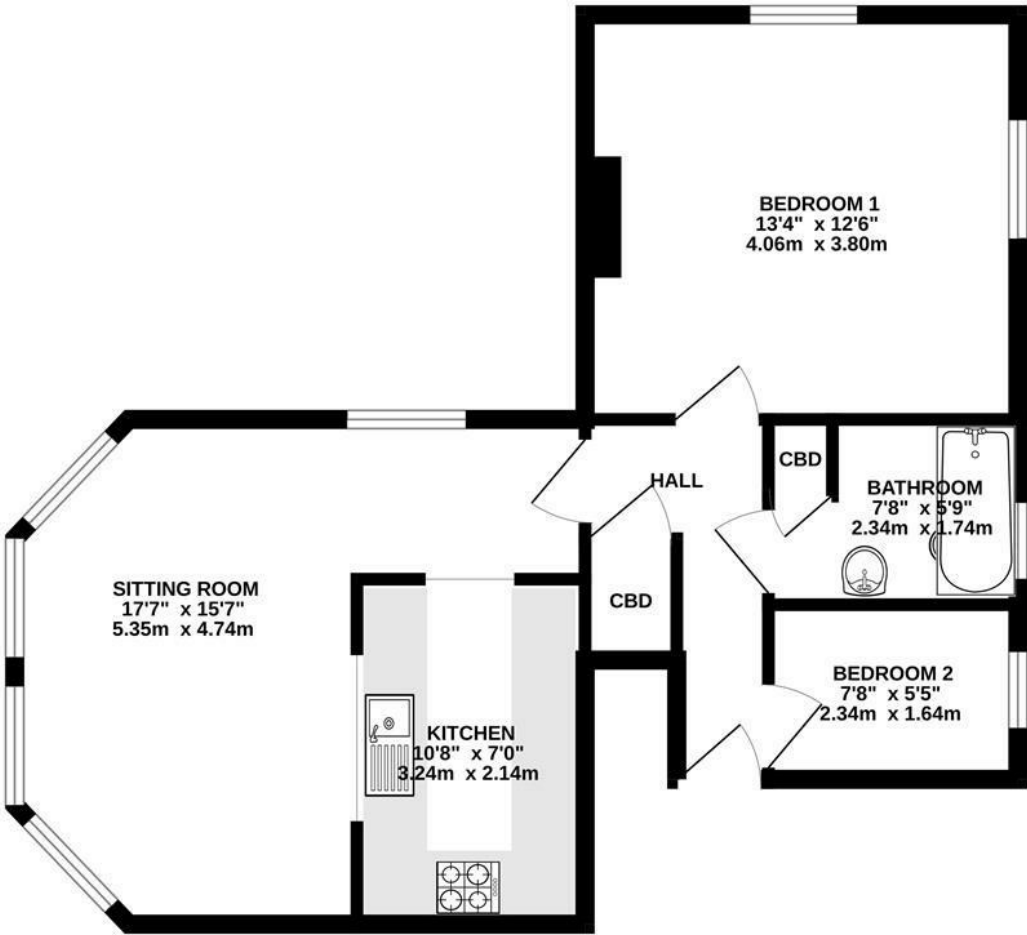
Conservation Area: No

Flood Risk: None

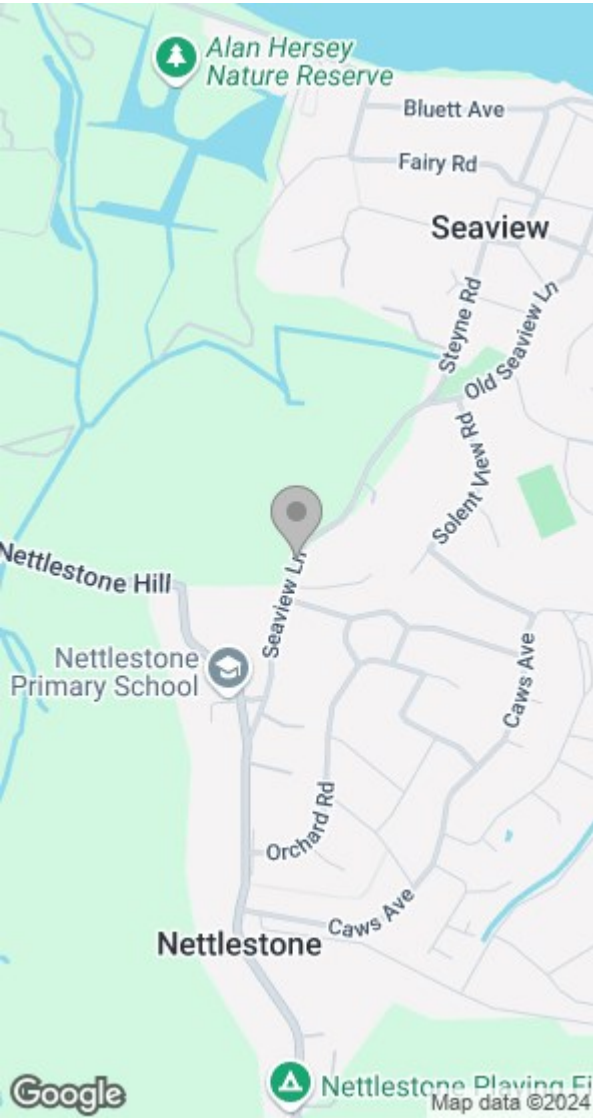
### **DISCLAIMER:**

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



