



Guide Price £125,000
5 SANDLANDS, STEYNE ROAD, SEAVIEW, PO34 5BH



EXCEPTIONAL SEA VIEWS AND CLOSE PROXIMITY TO VILLAGE AMENITIES!

Situated on the brow of the hill just minutes from the very heart of Seaview - this top floor **STUDIO APARTMENT** is located at the top of this attractive period building (of 4 other flats) just minutes' walk from the charming shops, art galleries, community store, eateries and Yacht Club, as well as the beautiful long stretch of beaches. The accommodation comprises an entrance hall opening to both the **DOUBLE BEDROOM** (which leads to an en suite shower room), plus the charming split-level open plan living space incorporating a compact fitted kitchen plus sitting/dining area. There are absolutely stunning **SOLENT VIEWS** with further benefits including **GAS CENTRAL HEATING** and a well maintained residents' **LAWNED GARDEN**. Absolutely ideal for those seeking a 'BOLT HOLE', investment or first residence. **CHAIN FREE**.

ACCOMMODATION:

Entrance door to Porch leading to Communal Hallway. Stairs to top floor with private door into No. 5.

HALLWAY:

Entrance hall with timber flooring and leading to bedroom and (via 2 steps) to living area.

OPEN PLAN LIVING:

A charming dual aspect open plan room offering::

Kitchen Area:

Fitted kitchen units with 'push' close doors and housing microwave, fridge and dishwasher. Work surface incorporating inset sink unit with mixer tap. Dormer window to side (offering lovely views towards Springvale beaches) with deep sill. Wooden floorboards. Radiator. Doors to shallow storage cupboards x 2. Recessed lighting. Step up to:

Sitting/Dining Room:

A spacious, very comfortable carpeted area with radiator. Wide bay window to front with attractive windows offering the most spectacular views over the Solent and onto the mainland beyond. Recessed down lighters. Ample room for dining table/chairs. Radiator.

BEDROOM:

Dual aspect double bedroom with windows to side and rear (with further far reaching views over the Nature Reserve and beaches). Recessed down lighters. Fitted wardrobe/cupboards - one housing the gas boiler; the other incorporating washing machine). Door to:

SHOWER ROOM:

Suit comprising inset fully tiled shower cubicle, wash basin and w.c. Timber floorboards. Radiator. Window to rear.

GARDENS:

There is a lovely, well maintained residents' garden which is laid to lawn with assorted trees/bushes.

TENURE:

500 years lease w.e.f. 1977

Freeholder: Sandlands Management Company

Management Company: BSC

Ground Rent: 0

Management Costs (to include Buildings Insurance): £1180 p.a.

No Pets or Holiday Lets Permitted (6 months + Let only)

Holiday Lets Permitted: Tbc

OTHER PROPERTY FACTS:

Council Tax Band: A

EPC Band: Tbc

Building Construction: Traditional

Listed Building: No

Conservation Area: Yes

Flood Risk: None

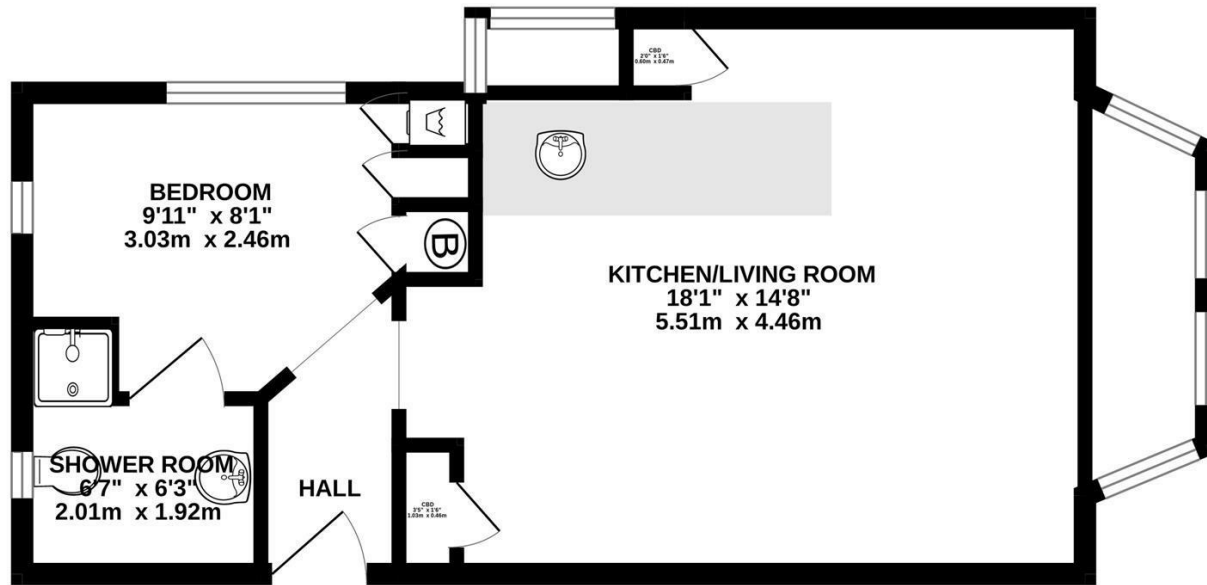
Services: all services are mains connected, unless otherwise stated.

Sellers Circumstances: Chain Free

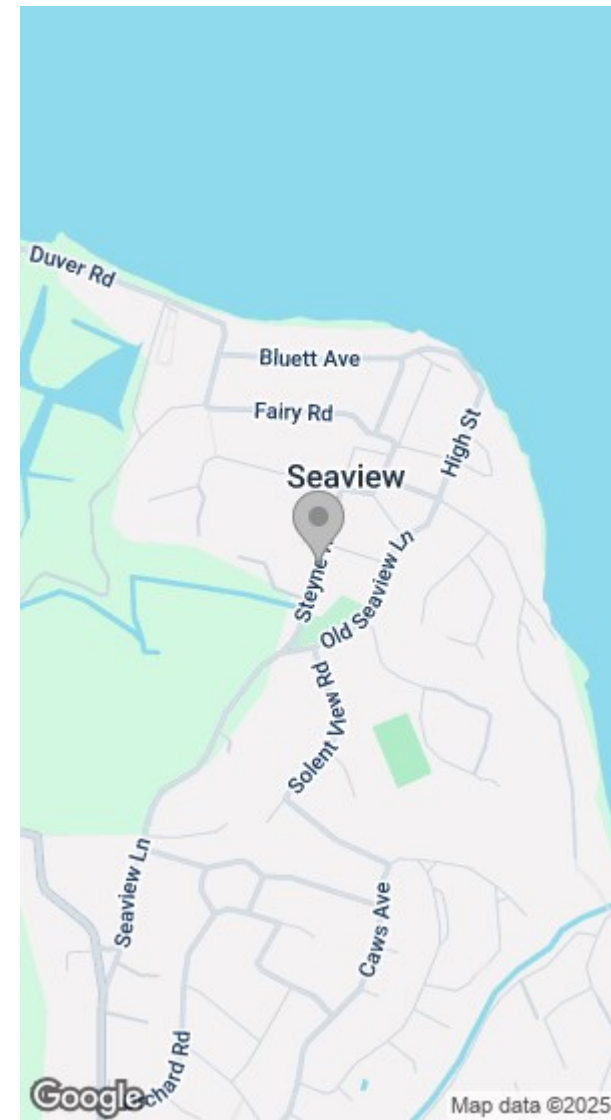
DISCLAIMER:

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.

TOP 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 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	

Tel: 01983 812266

Web: www.seafieldsproperty.co.uk

Email: info@seafieldsproperty.co.uk

