



Guide Price £799,000

6 SEAGROVE MANOR, SEAGROVE MANOR CLOSE, SEAVIEW, PO34 5HP





**EXQUISITE HOME OFFERING GREAT SPACE, VERSATILITY AND PRIVACY!**

Located in a most enviable elevated village setting, this incredibly beautiful 2 storey home is a splendid example of modern living combined with classic elegance. Forming the southerly part of the distinguished SEAGROVE MANOR, this residence enjoys total seclusion yet great convenience. Having been cleverly extended and extensively upgraded in recent years, the impressive quality and finish throughout is very evident. The ground floor accommodation comprises a superbly designed pentagonal kitchen/diner (the real 'heart of the home'), 2 sitting rooms - one of which could be a fourth bedroom - plus 2 luxurious bath/shower rooms. Additionally, there is a pantry, plus boiler and boot rooms. The spacious and bright first floor comprises 3 superbly proportioned double bedrooms plus a separate w.c. One of the standout features is the huge decked ROOF TERRACE (with spiral stairs leading to the garden) offering great SEA VIEWS (the perfect spot to watch the Yacht Club racing over an evening drink)! The LOVELY GARDENS wrap around the property offering southerly/westerly aspects - ideal for al fresco dining and relaxing. Additional benefits include beach store/garden sheds, ample dinghy storage, GAS CENTRAL HEATING (under floor heating flows throughout the ground floor) and double glazing, with ample parking on shared private driveway. Just a short stroll via the short cut to Seagrove Bay as well as a pleasant stroll to the village amenities, Yacht Club and eateries, this is a perfect main or second residence - which is 'ready to move into'. NO CHAIN.

**ACCOMMODATION:**

Beautifully presented 2 storey accommodation. Quality Amtico flooring flows through the entire ground floor, with fitted carpets to the stairs, landing and bedrooms. The property is heated via under floor heating (ground floor) and radiators (first floor and bathrooms) plus log burner (Master bedroom).

**ENTRANCE HALL:**

A very welcoming hallway with sky light windows offering ample natural light. Stairs to first floor with cupboards below - one the ideal shoe store. Leading to:

**KITCHEN/DINING ROOM:**

A beautifully designed, stunning perpendicular kitchen comprising a top quality range of cupboard and drawer units with Quartz work surfaces. Inset Butler sink plus additional circular sink unit. Electric AGA with Bosch extractor over. Integral Bosch appliances include dishwasher and fridge. Wine cooler. A bright room with ample space for large dining table. Numerous 'sliding' windows over-look the gardens. Deep opening to:

**SITTING ROOM:**

A charming room with southerly half glazed stable doors to sun terrace. Recessed lighting. Return door to corridor. Folding doors to:

**SNUG / BEDROOM 4:**

A versatile room (currently utilised as family room/occasional fourth bedroom) with 3 windows over-looking garden. Opening to Hall. Door to:

**BATHROOM:**

Quality suite comprising bath with hand held and storm shower over plus folding screen; vanity wash basin with drawers beneath and w.c. Illuminated wall mirror. Heated towel rail. Full tiling to walls. Extractor.

**SHOWER ROOM:**

Luxurious suite comprising large shower cubicle; wash hand basin; w.c. Fitted wall mirror. Downlighter. Tall radiator with towel rails. Extractor. Glass blocks giving some natural light from the Boiler Room.

**BOILER ROOM:**

Sliding door from Hallway leads to this boiler room housing the Vaillant gas condenser boiler and storage cupboards.

**PANTRY:**

Sliding door from Hall open to a useful store with space for additional fridge/freezer plus open shelving. Skylight window.

**BOOT ROOM/UTILITY:**

A useful room with ideal storage for beach gear/wet suits/boots plus housing plumbing for washing machine.

**HALF LANDING:**

Half landing with skylight window offering natural light. Few stairs leading to first floor landing. Door to:

**SEPARATE W.C.:**

Comprising w.c. with concealed cistern. Vanity wash basin with mirror and light over. Access to loft. Extractor. Recessed down lighter. Full tiling to walls.

**FIRST FLOOR LANDING:**

Doors to:

**MASTER BEDROOM:**

A double bedroom of superb proportions (including ceiling height), with bay windows over-looking gardens and double glazed door to roof terrace (see below). Radiator. Corner log burner.

**ROOF TERRACE 1:**

Excellent space on this expansive roof terrace with composite decking and bordered by smart railing with timber hand rail. Spiral stairs leading down to garden. Lovely views towards the Solent, taking in the Fort and local sailing races.

**BEDROOM 2:**

Another double bedroom with window and door to the Decked Roof 2 (see below). Radiator.

**DECKED ROOF 2:**

Continuation of composite decking (incorporating the skylights to hall), utilised for external access for maintenance, etc.

**BEDROOM 3:**

An interesting 'double' split-level room with ideal space for 2 x single beds (or bunk beds to allow ample sleeping area for children/guests). Radiators x 2. Window over-looking garden.

**OUTSIDE:**

The southerly/westerly gardens are a particular feature of this home, offering the same quality and perfect finish as the accommodation. A smart patio/sun terrace - perfect for a morning coffee/evening drink/al fresco dining/entertaining - with the rest being the raised lawns with a wide border housing established grasses and plants. Timber sheds/stores - ideal for beach/sailing gear storage. Double gates leading to the shingled walkway to Seagrove Manor Close where there is parking space for Seagrove Manor residents.

**TENURE:**

Freehold.

**OTHER PROPERTY FACTS:**

Conservation Area: No

Listed Building: No

Council Tax Band: D

Energy Performance Rating: D (63)

Flood Risk: Very Low (Note: the owners have installed an excellent drainage system - and still in existence is the historic 'pump' below the snug)

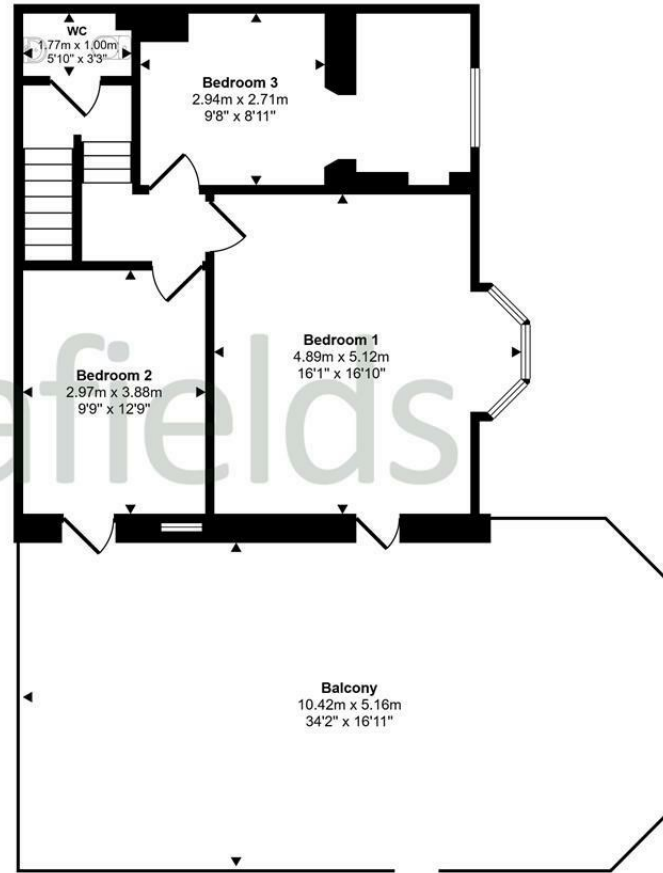
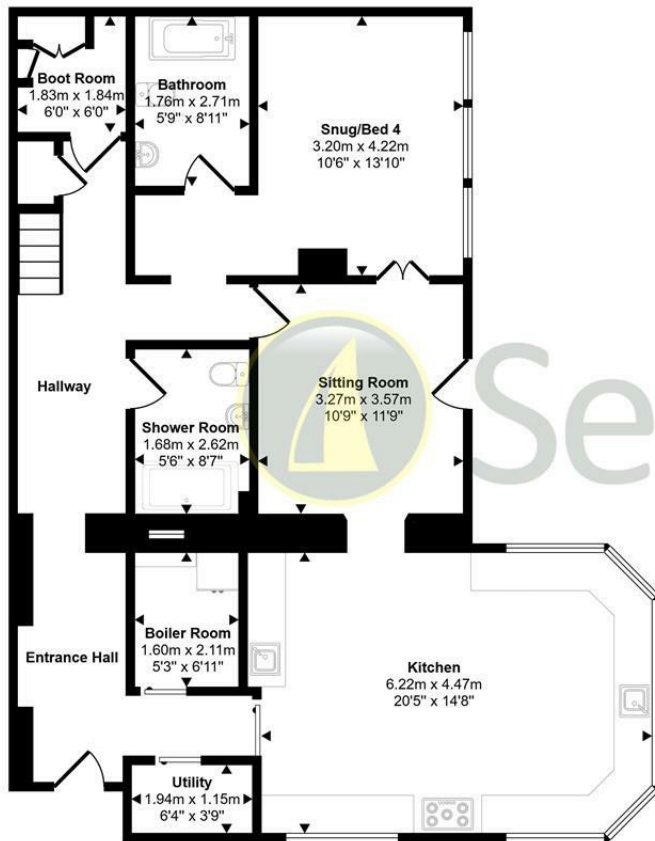
Services: Mains gas, electricity, water and drainage. Note: Ground floor: under floor heating; First floor: Warmed via radiators.

Sellers' Situation: No related chain

**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  
161 sq m / 1738 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



