



Guide Price £525,000  
SEAGULLS, 35 CAWS AVENUE, SEAVIEW, PO34 5JT



**SO SPACIOUS, BRIGHT AND WELCOMING - WITH LOVELY GARDENS!**

**A lovely, well proportioned DETACHED HOUSE** set within a most sought after location so close to Seaview and Nettlestone village amenities, Seagrove Bay, the bus route and well reputed primary school. Very well presented throughout, the accommodation offers a large open hallway, sitting room with glazed doors through to a lovely open plan arrangement of kitchen/dining/sun room - in turn opening out to the garden. There is a utility/boiler room, downstairs cloakroom/wc, plus 4 BEDROOMS and modern first floor bathroom. The large ENCLOSED GARDENS are a particular feature - with a expansive decked area, further 'sun trap' deck and patio, with the rest being mainly laid to lawn. Added benefits include SEA VIEWS, gas central heating, new consumer unit, double glazing, ample car/boat PARKING plus DOUBLE GARAGE. Certainly a visit is essential to appreciate all that is on offer.

**ACCOMMODATION:**

Double glazed entrance door with side light window to:

**HALLWAY:**

16'5 9'6 (5.00m 2.90m)

A superbly spacious and welcoming hallway with feature wallpaper. Laminate wood effect flooring with inset coir entrance matting. Radiator. Carpeted stairs to first floor with under stairs cupboards. Doors to:

**DOWNSTAIRS W.C.:**

5'4 x 2'5 max (1.63m x 0.74m max)

Comprising low level w.c and vanity wash hand basin with mosaic tiled splash back. Tile effect flooring. Radiator. Obscured double glazed window to side.

**SITTING ROOM:**

17'9 x 10'10 (5.41m x 3.30m)

A charming and generous dual aspect reception room with double glazed bow window to front and further window to side. Carpeted flooring. Large obscured glazed double doors to:

**KITCHEN/DINER:**

20'10 x 10'9 (6.35m x 3.28m)

A very well proportioned stylish kitchen comprising range of cupboard and drawer units with contrasting work surfaces over. Inset stainless steel sink unit with mixer tap. Tiled splash backs. Integrated appliances include eye level double oven and 5 ring gas hob and dishwasher. Space for tall fridge/freezer. Vinyl flooring. Part glazed door to Utility Room. Glazed return door to Hallway. Double glazed window to rear. Open plan aspect into:

**SUN ROOM:**

12'9 x 10'3 (3.89m x 3.12m)

A superbly bright and airy room with vaulted ceiling. Very naturally lit with sky light windows x 2, double glazed window to rear and sliding double glazed doors opening onto deck. Laminate wood effect flooring. Radiator. Wall lighting.

**UTILITY ROOM:**

8'6 x 5'4 (2.59m x 1.63m)

Accessed from the Kitchen, a useful utility room comprising good range of cupboard units with contrasting work surfaces over. Further cupboard housing Vaillant gas boiler. Plumbed in washing machine. Double glazed window to rear. Obscured double glazed door to side.

**FIRST FLOOR LANDING:**

Carpeted flooring with double glazed window to side. Access to loft space. Door to airing cupboard. Doors to:

**BEDROOM 1:**

14'7 x 11'0 (4.45m x 3.35m )

A lovely large dual aspect carpeted double bedroom with double glazed windows to front and side. Radiator.

**BEDROOM 2:**

10'9 x 10'2 (3.28m x 3.10m)

Another carpeted double room with double glazed window to rear and offering lovely sea views. Radiator.

**BEDROOM 3:**

11'0 x 7'8 (3.35m x 2.34m)

Good sized single bedroom with carpet to floor and double glazed window to front. Over stairs wardrobe. Radiator.

**BEDROOM 4:**

9'0 x 7'7 (2.74m x 2.31m )

A carpeted single bedroom with double glazed window to rear and again offering far reaching sea views. Radiator.

**BATHROOM:**

7'7 x 6'9 (2.31m x 2.06m)

Modern white suite comprising panelled bath with fixed overhead shower, shower screen and mixer tap with additional handheld shower; wash hand basin; and w.c. Tiled surround. Tile effect flooring. Washed wood themed feature wall. Heated towel rail. Extractor fan. Obscured double glazed window to rear.

**GARDEN:**

The superb garden is a particular feature of the property offering a fabulous large elevated L-shaped deck with painted balustrade and a few shallow steps leading down to paved patio area with additional separate timber sundeck plus pergola. Perfect areas for al fresco dining and entertaining. There is also a large lawned area with mature shrub borders. Outside tap and exterior electric sockets. Access to garage. The easy to maintain front garden offers a lovely continental look with assorted shrubs and laid to shingle/pebbles.

**GARAGE & DRIVEWAY:**

Block paved driveway offering parking for several cars/boats and leading to DOUBLE GARAGE with electronic door, power, light and ample storage. New electric consumer unit with relevant certification. Pedestrian door leading to rear garden.

**USEFUL PROPERTY INFORMATION:**

All new soffits, guttering and roof edge protection fitted 2021.

Tenure: Freehold

Council Tax Band: E

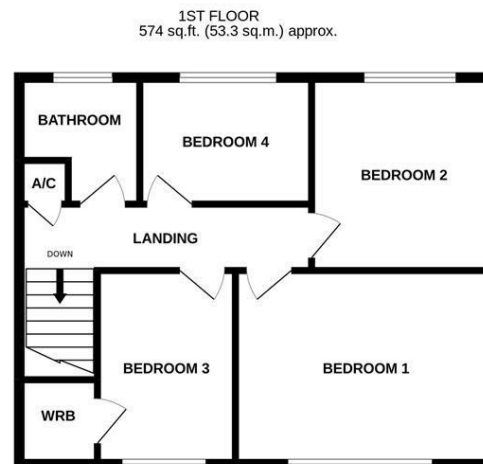
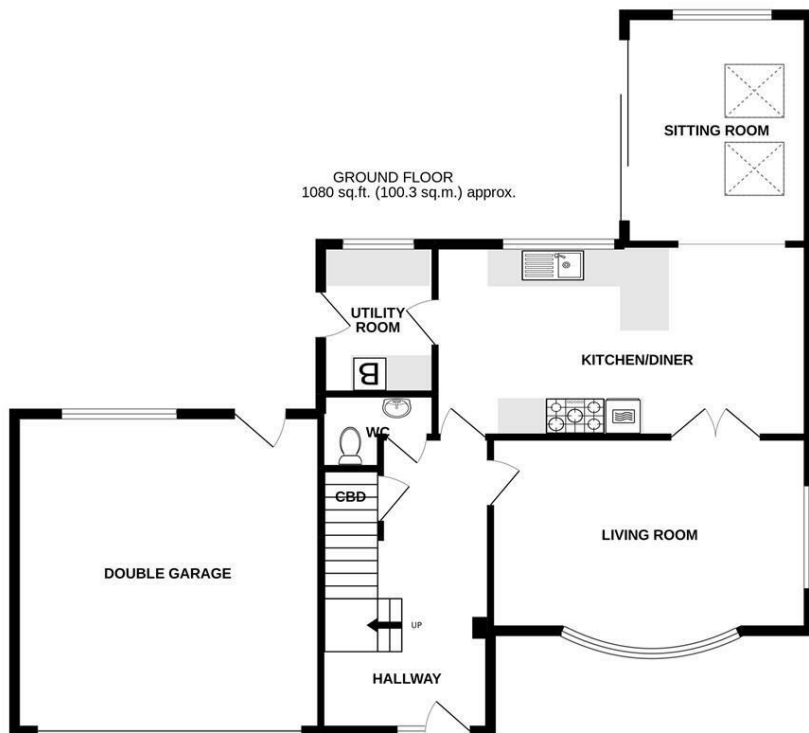
Energy Performance Rating: C

Cavity Wall Insulation

Note: Previous owners had attained Planning Permission to extend to the side (P/P: 09595/12)

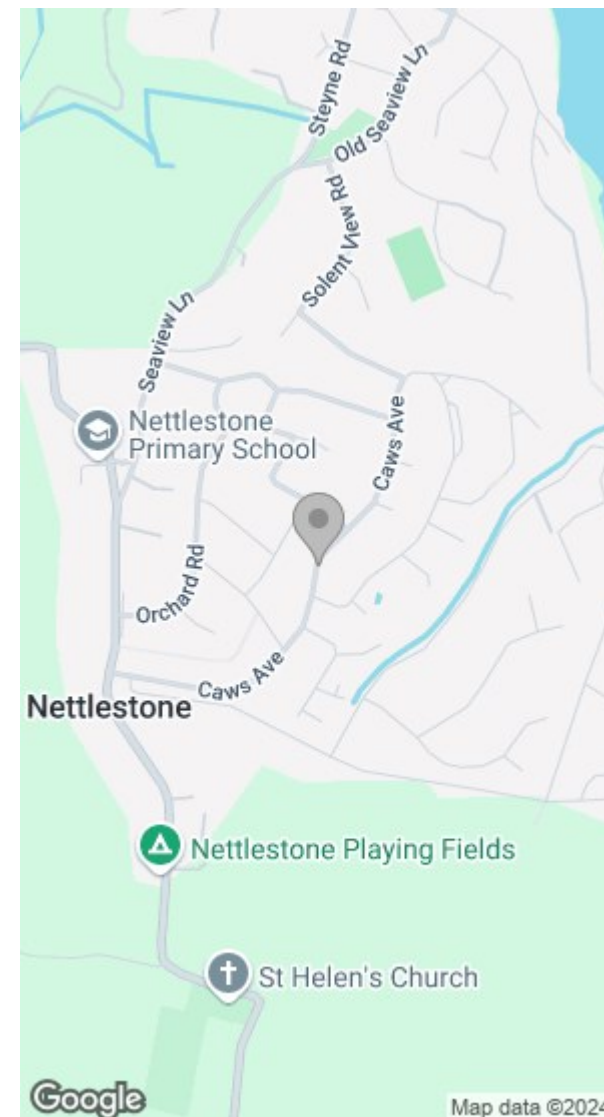
**DISCLAIMER:**

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.



TOTAL FLOOR AREA : 1653 sq.ft. (153.6 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: 01983 812266

Web: [www.seafieldsproperty.co.uk](http://www.seafieldsproperty.co.uk)

Email: [info@seafieldsproperty.co.uk](mailto:info@seafieldsproperty.co.uk)

