



Guide Price £850,000
SHELL HARBOUR, SOMERSET ROAD, SEAVIEW, PO34 5BQ



SUCH GREAT VERSATILITY WITH AN AMAZING SOLENT OUTLOOK!

A remarkable 3 STOREY home (one in a terrace of 3) set within a surprisingly large plot whilst offering a great blend of period charm and modern luxuries, as well as commanding PANORAMIC SEA VIEWS. On entering Shell Harbour, one is greeted by the surprising space and high ceilings within the inviting split-level hallway which leads to the superbly presented accommodation. There is a beautifully appointed open plan sitting and dining room (with dual French doors opening to the southerly veranda), a quality kitchen/breakfast room, games room/study, 4 BEDROOMS plus 3 bath/shower rooms (one being en suite). The additional top rooms offer a peaceful 'work from home' space plus ample storage - from where one can enjoy taking in the busy Solent scene. The expansive and very surprising LAWNED GARDENS are a true highlight and lead down to the driveway and detached GARAGE/BOAT STORE (the latter also accessed via Steyne Road). Located just moments from the village centre, one can enjoy the vibrant community atmosphere with local shops, eateries/bars and Yacht Club. In summary, this individual CHAIN FREE home on Somerset Road is a rare find in a prime location - perfect for those wishing to partake in the great water sports available or simply to relax and enjoy a healthy coastal, village lifestyle.

ENTRANCE LEVEL:

The south-facing front elevation benefits from a full width decked veranda with entrance door to Hall (also giving access to the sitting/dining room and second bedroom.

HALLWAY:

A grand inviting carpeted T-shaped hallway with noticeably high ceilings, sky light and stairs leading to both upper and garden levels. Recessed down lighters. Period radiators x 3. Under stairs and meters cupboards. Doors to:

SITTING/DINING ROOM:

A beautifully appointed 'double' reception room with designated sitting and dining areas - both with ornate fireplaces. Natural light floods in from the front 2 double glazed southerly French doors. Carpeted and wood flooring. Cornicing to ceiling. Radiators.

KITCHEN/BREAKFAST ROOM:

A smart modern fitted kitchen comprising excellent range of soft grey fronted cupboard and drawer units (plus large central 'island') with quality work surfaces over incorporating 1.5 bowl inset sink unit. Free standing Range cooker which sits within a deep tiled recess. Cupboard housing gas boiler. Space for dishwasher. Integrated fridge/freezer. Luxury vinyl tile flooring.. Recessed down lighters. Double glazed windows offering super sea views, plus door to balcony.

BALCONY:

A decked sea-facing balcony offering wonderful views over the gardens and across to the Solent and mainland beyond.

BEDROOM 1:

A superbly proportioned carpeted double bedroom with extensive range of fitted wardrobes/cupboards, Feature fireplace with cast iron insert. Recessed shelving. Track lighting. Radiator. Sash windows to rear.

BEDROOM 2: :

A carpeted L-shaped double bedroom with double glazed door and window to front. Radiator. Ornate tiled fireplace with mantle over. Sliding door to:

ENSUITE:

Comprising suite of large shower cubicle; wash hand basin and low level w.c. Extractor. Recessed down lighter. Window to front. Return door to Hallway.

BEDROOM 3:

Carpeted twin room with double glazed window to rear - with yet more wonderful sea views. Airing cupboard. Radiator.

LOWER HALF LANDING:

Leading down to Garden Level with door to:

BATHROOM 1:

White suite comprising bath with shower over; wash hand basin; low level w.c. Deep recessed shelving. Radiator. Window to rear.

GARDEN LEVEL:

UTILITY/LAUNDRY ROOM:

A general area with range of base units with work surface over and inset sink unit. Space and plumbing for washing machine and tumble dryer. Vinyl flooring. Radiator. Glazed doors to rear garden. Doors to:

BATHROOM 2:

White suite comprising bath with shower over, wash hand basin and low level w.c. Radiator. Double glazed windows to rear.

GAMES ROOM:

Large room with space to accommodate 'table tennis' table. Large dresser unit. Small wall cupboard. Radiator plus additional electric radiator. Door to:

BEDROOM 4:

Well proportioned bright room French doors to garden . Radiator. French doors to rear garden.

TOP LEVEL LANDING:

Carpeted with access to loft area. Door to:

ATTIC ROOM 1:

Large bright room with recessed area housing double glazed French doors opening and offering the most wonderful views across the Solent and onto the mainland and Spinnaker Tower. Wood flooring. Door through to:

ATTIC ROOM 2:

Large versatile room with sky light window. Wood flooring. Doors to walk-in very deep loft area and further storage area.

GARDENS:

Lovely large L-shaped private garden comprising patio area with the rest being mainly laid to lawn. Lower garden area with steps giving access to Steyne Road and the driveway/garage. There is an easy to maintain front garden with low level wall and pedestrian gate. Steps to decked veranda - a perfect seating spot to enjoy the southerly sunshine. Raised established flower beds and gravelled area. Further side access.

DRIVEWAY/GARAGE:

Accessed via Steyne Road, a driveway provides off-street parking and leads to detached single garage with up and over door. Great for boat/beach gear storage.

OTHER USEFUL PROPERTY FACTS:

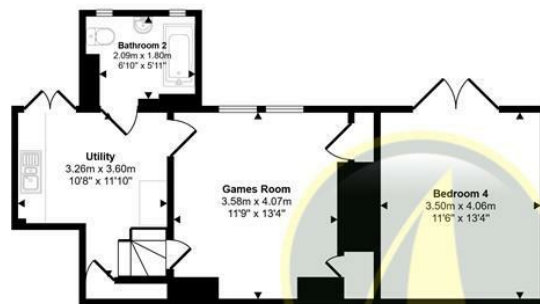
Council Tax Band: F
EPC Band: Tbc
Listed Building: No
Conservation Area: Yes
Flood Risk: Very Low
Services: all services are mains connected, unless otherwise stated.

DISCLAIMER:

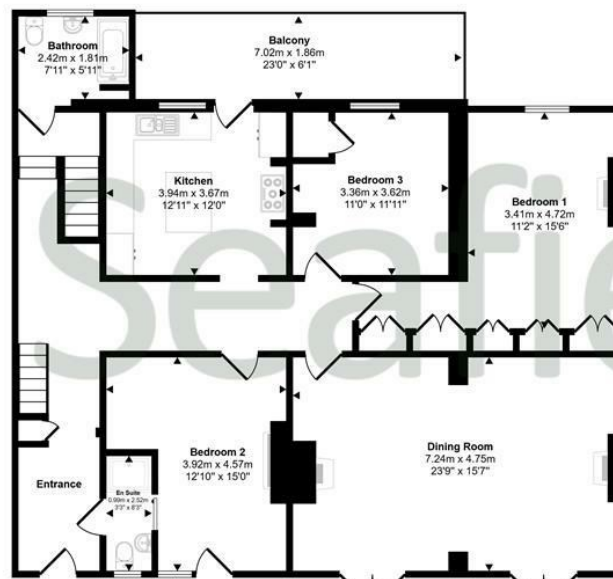
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



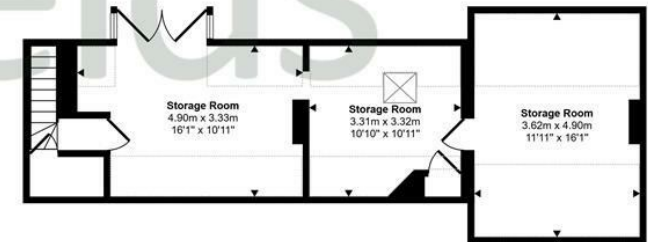
Approx Gross Internal Area
240 sq m / 2584 sq ft



Lower Ground Floor
Approx 49 sq m / 529 sq ft



Ground Floor
Approx 140 sq m / 1505 sq ft



First Floor
Approx 51 sq m / 551 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

