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wright
estate agency



- No Onward Chain & Low Site Fees & No Second Home Council Tax
- 2 Bedroom Semi Detached Holiday Bungalow
- Coastal Position Yards from Beach
- 14'2 Lounge Opening onto Sun Deck
- Communal Parking
- Adjacent to Hersey Nature Reserve
- Private West Facing Sun Deck
- Traffic-Free Position Overlooking Central Communal Lawns
- Double Glazing & Electric Heating
- Smart Kitchen & Shower Suite

55 Salterns Beach Bungalows Duver Road, Seaview, PO34 5AJ

£145,000

Peacefully situated just yards from the beach, this pretty 2-bed holiday bungalow, benefitting from low site fees and exempt from second home council tax, comes fully furnished and equipped. This is the perfect location for these holiday orientated properties with the beach and sea on their doorstep and miles of coastal walks to navigate. We are pleased to offer number 55 for sale which is a holiday home and has the option to be a holiday let investment or a combination of both. This pretty bungalow has the communal lawned grounds to the front and is adjacent to the nature reserve making for a pleasant outlook. The interior is beautifully presented and has an appealing open plan layout to maximize light and space. The stylish kitchen is well appointed. There are two bedrooms currently used as one double and one twin room. The shower room is fully tiled and suitably robust for sand covered bathers after a day at the beach. The private west facing sun deck off the lounge has ample space for family alfresco dining and sunbathing. The communal car park is to the west side of the bungalow and where this bungalow has the right to park throughout the season. Seaview Village centre is literally a few hundred yards away and host to well known restaurants and bars, plus of course the highly regarded sailing club with its annual schedule of events, competitions and gatherings.







Accommodation

Entrance

Lounge/Diner
14'4" including storage x 9'11" (4.37m including storage x 3.02m)

Kitchen
8'1" x 7'10" (2.46m x 2.39m)

Bedroom 1
9'11" x 6'11" (3.02m x 2.11m)

Bedroom 2
9'6" x 6'11" (2.90m x 2.11m)
Loft Hatch

Built-in Airing Cupboard

Shower Room
6'9" x 3'4" (2.06m x 1.02m)

Sun Deck
22'4" x 11'3" (6.81m x 3.43m)
A sunny, west facing sun deck overlooking the well kept communal grounds. From here you can enjoy a view of the sea, which is literally only yards away from this well placed costal holiday home/let. A walk way to the rear offers a secondary access to the bungalow,

Parking
Space to park a vehicle within the communal car park.

Communal Grounds
Salterns Beach Bungalows are positioned around a central communal lawn with shared pathways to the nearby beach and parking area.

Annual Occupancy
This holiday home/holiday let enjoys a 36 week annual occupancy. The season runs from 1st March to 31st October.

Nearby Facilities
Springvale Beach, Seagrove Bay, Priory Bay beaches. Seaview Sailing Club. Hersey Nature Reserve. Seaview Village centre. Various local bars and restaurants.

Tenure
Freehold. Annual £400 charge for communal gardens and parking area, this is paid quarterly.







Business rates/ Council tax
This will depend on the use of the property i.e. holiday home or holiday let business.

Construction Type
Painted mock stone elevations. Concrete tile roof. Cavity walls.

Flood Risk
Very Low Risk from Surface Water. High Risk from River & Sea.

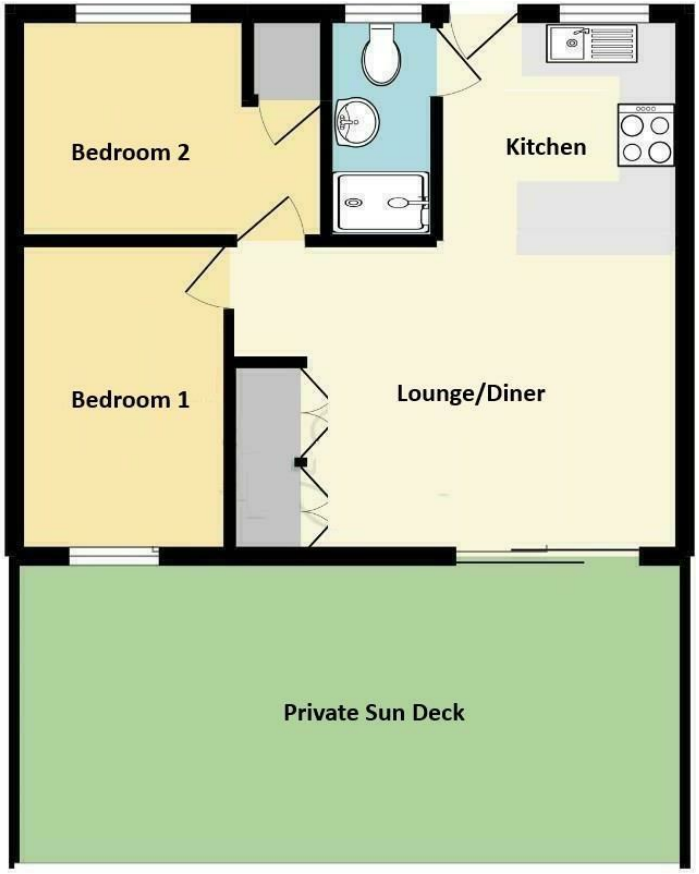
Mobile Coverage
Coverage Includes: EE Limited Coverage: Three

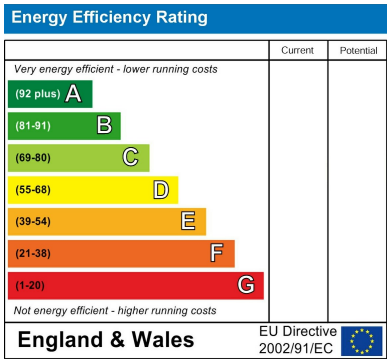
Broadband Connectivity
Openreach Network. Standard Speed.

Services
Unconfirmed electric, water, drainage and wifi.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

TOTAL FLOOR AREA : 348 sq.ft. (32.3 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

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