



SEAVIEW CREEK GARDENS

WOOTTON BRIDGE, PO33 4JX

£149,950
LEASEHOLD

A beautifully presented light and bright 3 bedroom CREEKSIDE home, situated within a peaceful development, close to village amenities. This lovely home covers the whole of the top floor and has some Creek views and parking. A great position and a fabulous just lock up and leave holiday home.

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SALES & LETTINGS

SEAVIEW CREEK GARDENS

- 3 BEDROOM CREEKSIDE HOME • Beautifully presented • Some Creek Views • CHAIN FREE • 12 Month season - RESTRICTED TO HOLIDAY USE



The accommodation with approximate measurements

Communal door to staircase

Door to:

Hallway

Cupboard housing tank and shelving. Consumer unit. Doors to:

Lounge / Kitchen 8.29 x 4.29 (27'2" x 14'0")

OPEN PLAN: Fully fitted MODERN NEWLY fitted bespoke kitchen with matching wall, base, display and drawer units. Space for dishwasher, washing machine, free standing cooker and fridge/ freezer. Ceramic sink and drainer with tiled splash back. Double glazed windows to rear and side aspect. Space for table and chairs. A great space for relaxing and with sliding patio doors with views of The Creek. Electric wall hung heater.

Master Bedroom 4.43 x 3.59 (14'6" x 11'9")

Sliding double glazed doors to front aspect with some Creek Views. Electric wall heater. Door to:

Bathroom 2.83 x 2.51 (9'3" x 8'2")

Bath with shower over. Low level WC. His and Hers handbasins with vanity storage. Double glazed window to side aspect. An additional door leading to the hallway.

Bedroom 3.83 x 2.85 (12'6" x 9'4")

Double glazed window to rear and side aspects. Electric wall heater. Door to:

Jack and Jill Shower room 1.71 x 1.14 (5'7" x 3'8")

Shower cubicle. Low level WC. Hand basin. Double glazed window to rear aspect. Door to:

Bedroom 2.71 x 2.43 (8'10" x 7'11")

Double glazed window to rear aspect. Electric wall heater.

ADDITIONAL INFORMATION

Built approx 2005

12 Month season - RESTRICTED TO HOLIDAY USE

Parking

Please note there is NO Gas at the property.

Service Charge : £950 6 MONTHLY (INCLUDES WATER, BUILDING INSURANCE AND MAINTANANCE OF GROUNDS)

Ground rent: £62.50 EVERY 6 MONTHS

Electric radiators: Updated and WIFI enabled

Leasehold: 99 years from 2005

Potential buyers must have an additional home address

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FIRST FLOOR
979 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 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		Environmental Impact (CO ₂) Rating	
	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
		51	
		73	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements