



Guide Price £285,000  
2 HOLLY HOUSE, RYDE ROAD, SEAVIEW, PO34 5AD



## **BEAUTIFUL APARTMENT WITH LARGE SOUTHERLY PRIVATE GARDEN!**

Close to the 'short cut' to the superb long stretch of beaches as well as moments from the heart of the village, a superbly presented first floor residence offering a delightful blend of comfort and convenience. Within a well managed residence of 2 other apartments, the accommodation of 2 Holly House offers a charming sitting/dining room leading to BALCONY (and benefiting from SEA VIEWS), as well as a separate modern fitted kitchen, separate utility, 2 DOUBLE BEDROOMS (one currently housing a king sized bed) and a luxury shower room. Benefits include quality flooring and tasteful decor throughout, gas central heating, double glazing to rear and ample storage. The real surprise is the large superbly landscaped south-facing PRIVATE GARDEN plus a fabulous GARDEN ROOM with log burner ... perfect for entertaining or simply enjoying the tranquility and privacy on offer. Situated in an enviable setting, this property is ideally located within minutes' stroll of the village centre with its select choice of shops, community store, art gallery, hairdresser, chemist, eateries/bars and Yacht Club. Not just a home but a lifestyle choice, offering the perfect balance of seaside living and village charm. Offered as CHAIN FREE.

### **COMMUNAL ENTRANCE HALL:**

### **FIRST FLOOR LANDING:**

An excellent range of private built-in cupboards (belonging to Flat 2) providing ample storage space. Private door to:

### **HALLWAY:**

Smart wood effect luxury vinyl flooring. Door to Utility Cupboard housing plumbing for washing machine and tumble dryer. Window to side.

### **SITTING/DINING ROOM:**

A charming, beautifully presented room with space for comfortable living and dining areas. Radiator. Bay sash windows to front plus glazed door to BALCONY with painted white balustrade and sea views. Luxury vinyl flooring. Attractive feature fireplace with mantle over. Doorway to:

### **KITCHEN:**

A quality fitted kitchen comprising range of cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Indesit double eye level oven plus electric hob with extractor over. Concealed fridge/freezer. Space and dishwasher. Track lighting. Continuation of the luxury vinyl flooring. Window to front offering more sea views.

### **BEDROOM 1:**

A very good sized carpeted double bedroom with double glazed window over-looking rear gardens. Radiator. Fitted wardrobe/cupboards x 2.

### **BEDROOM 2:**

A second carpeted double bedroom with sash window to side. Radiator. Deep airing cupboard housing 'Glow-worm' gas boiler. Further cupboard over.

### **SHOWER ROOM:**

A good sized, fully tiled shower room comprising luxurious suite of large shower cubicle, vanity wash basin and w.c. Tall heated towel rail. Recessed down lighters. Extractor. Built-in storage cupboard. Obscured double glazed window to side.

### **GARDENS:**

The private gardens belonging to No. 2 are a real surprise - with many 'extras'. There is side access to private secured gateway leading to a beautifully designed, easy to maintain terrace - the perfect spot for al fresco dining and entertaining. There are 2 x useful storage sheds (perfect for gardening and beach gear - one with mains power, so ideal for fridge/freezer, etc). To the rear, a pathway meanders to a further decked area plus the Garden Room (see below) and further beyond is additional enclosed garden area - perfect for further seating/storage or a vegetable plot.

### **GARDEN ROOM:**

This truly impressive timber Garden Room (The Hut) is accessed via a sliding door and really sets the scene for a cosy social evening or tranquil area - with space for seating - currently surrounded by battery operated lighting. There is also a log burner plus a transparent tarpaulin screen.

### **TENURE:**

Long leasehold: Balance of 950 years w.e.f. 2007.

Freeholder: Nunwell Estates/Oglanders

Management costs for communal areas, i.e. the building/shared hall and stairs: Split evenly between the 3 apartments within.

### **OTHER PROPERTY FACTS:**

Construction: Standard brick built residence

Conservation Area: Yes

Listed Building: No

Council Tax Band: C

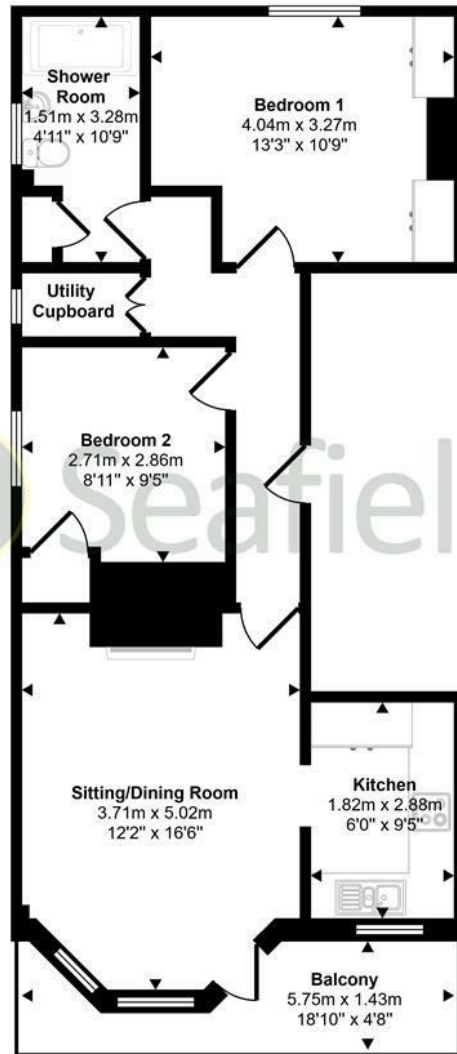
EPC Rating: Tbc

Flood Risk: None

### **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  
59 sq m / 632 sq ft



Floorplan

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

