



- 4 Bedroom DETACHED Holiday Home
- Stylish Open Plan Living
- 24/7 Site Security & Wifi Available
- No Onward Chain
- Coastal Position with Rural Backdrop
- Private PARKING
- South Facing Sun Deck
- Beautifully Presented & Fully Furnished
- 36 Week Occupancy
- D/Glazing & Background Heating

Curlew Cottage (H2), Salterns Village Salterns Road, Seaview, Isle Of Wight, PO34 5AQ

£395,000

This attractive DETACHED holiday home is part of Salterns Village, an exclusive selection of holiday cottages and bungalows. It sits along the coastline at Seaview Village and is set against a rural backdrop of rolling fields and woodlands. This FREEHOLD property enjoys 24/7 site security, on site facilities, acres of grassed open spaces and 36 week occupancy. Salterns Village is nestled in grassed flat lands with Hersey Nature Reserve to one side and the Barnsley Trail to the other. The beach will be on your doorstep and the sea offers great opportunity for endless water pursuits and hobbies whilst for the serious sailors the nearest sailing club is just up the road in Seaview Village. The interior is beautifully presented and comes fully furnished so you can start enjoying the lifestyle benefits of owning your very own holiday home straight away. The ground floor favours a stylish open plan living space seamlessly connecting to your own private south facing sun deck to the rear. Upstairs there are 4 bedrooms, all twins or doubles, with capacity to easily accommodate 8 people or more. There is an en suite, a bathroom and a shower room to ensure your needs are catered for. A private parking space sits directly in front of your property and the communal car park has spaces for over spill if needed. Salterns Village offers a rental program should you wish purchase this property purely for investment or generate an income whilst using the property yourself for family holidays.



# Accommodation

## Entrance Hall

## Open Plan Living/Dining

20'10 x 13'0 (6.35m x 3.96m)

## Kitchen

14'7 x 10'11 (4.45m x 3.33m)

## Bathroom

9'1" x 5'6" (2.77 x 1.68)

## Landing

## Bedroom 1

10'0" x 8'4" (3.05 x 2.54)

## En-Suite

## Bedroom 2

10'3" x 6'7" (3.12 x 2.01)

## Bedroom 3

11'6" x 10'3" (3.51 x 3.12)

## Bedroom 4

14'3" x 6'7" (4.34 x 2.01)

## Shower Room

## South Facing Sun Deck

A private sun deck sits off the rear of the property overlooking the adjoining open fields and countryside.

## Parking

Directly in front of the house.

## Tenure

Freehold

## Occupancy

Use of this property is limited to 36 weeks of the year. Beginning of March to the end of October.



**Communal Grounds**

Salterns Village enjoys a large expanse of lawned communal areas throughout this wonderful holiday destination. The village has open fields to the rear, Barnsley Trail to one side and the nature reserve to the other helping to create a super environment to the owners and guests. There is a small on-site store and cafe for residents to use.

**Service Charge**

There is a £700 annual charge levied for upkeep of communal areas.

**Council Tax/Business Rates**

This property will attract council tax if you solely use it as a holiday home or if you run it as a holiday business it will attract business rates.

**Services**

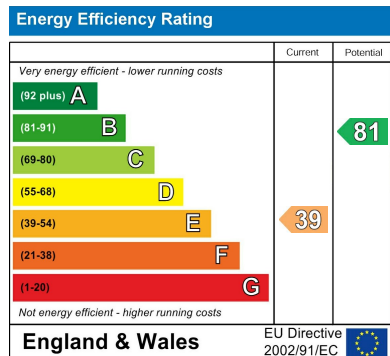
Unconfirmed electric, telephone, mains water, drainage and wifi.

**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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.




Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROTECTED



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**Viewing:**      Date .....      Time .....