



- Idyllic Coastal Position
- Comfortable 3 Bedroom 2 Bath/Shower Room Accommodation
- Wifi Broadband Included
- Fully Furnished for Instant Holiday or Rental
- Holiday Home/Holiday Rental Investment
- 52 Week Occupancy Planning Application Pending (see notes)
- 24/7 On-Site Staff
- Comprehensive On-Site Rental Program Available
- Wonderfully Peaceful Environment Adjacent to Nature Reserve
- Parking

**Pebble Cottage, Salterns Village Salterns Road, Seaview, Isle Of Wight, PO34 5AQ**

**£275,000**

Nestled in the picturesque Salterns Village off Duver Road in Seaview, this charming semi-detached cottage offers a unique opportunity for those seeking a delightful blend of holiday home and rental investment. A comprehensive on-site rental program is available managing your investment for you and more good news this bungalow is included in a current 52 week occupancy planning application to extend both use and investment return.

Boasting an open plan reception room, three inviting bedrooms, two bathroom/shower rooms, and a well-appointed kitchen, this property exudes a welcoming atmosphere perfect for relaxation. The property's vintage charm from the 1960s adds character and a sense of nostalgia.

Conveniently offering parking for a vehicle plus overspill spaces in the shared car park, this semi-detached cottage is ideal for those looking for a hassle-free retreat by the sea. Imagine waking up to the sound of visiting seabirds or waves crashing on the shore, with the beach, nature reserve, and beautiful countryside just a stone's throw away.

Whether you're looking to escape the hustle and bustle of city life or seeking a self-funding holiday home, this property ticks all the boxes. Don't miss out on the chance to own a piece of this stunning location - book a viewing today and let the tranquil surroundings of Salterns Village captivate you.



# Accommodation

## Private Entrance

### Open Plan Living Incorporating Kitchen

19'8" x 12'4" (5.99 x 3.76)

### Bedroom 2

### Bedroom 3

### Shower Room

7'5" x 5'9" (2.26 x 1.75)

## First Floor

### Bedroom 1

16'10" x 8'9" (5.13 x 2.67)

### En-Suite Bathroom

8'9" x 5'10" (2.67 x 1.78)

## Parking

### Private Sun Decks

The property has a private sun deck to the front and the rear.

### Tenure

Freehold. A very reasonable £700 per annum levy is charged to maintain the extensive grounds

### Occupancy 36 Weeks

Being a holiday environment occupation is limited to 36 weeks of the year. 1st March to 31st October. This property falls within the current pending 52 week occupancy planning application which will substantially extend its use or investment opportunity if it is successful.

### Communal Grounds

Extensive lawned grounds surround the holiday properties creating a lovely peaceful environment.

### On-Site Rental Program

Seaview Holidays, a family run business, on site rental program is a fully managed 'turn-key' service essentially taking care of your investment including 24/7 on-site staff. NB This property is fully compliant with latest Government safety regulations for renting.

### Business Rates/Council Tax

This property will attract either council tax or business rates depending on whether it is used as a holiday home or holiday rental.



**Nearby Facilities**

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

**Construction Type**

Standard construction

**Mobile Coverage**

Best results when connected to wifi.

**Broadband Connectivity**

Openreach wifi network supplied by the Salterns Village Management. Pay per use basis.

**Flood Risk**

Low Risk of Flooding

**Services**

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

**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  
Made with Metropix ©2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

187 High Street, Ryde, Isle of Wight, PO33 2PN  
 Phone: 01983 611511  
 Email: ryde@wright-iw.co.uk

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