



- 2 Bedroom end terrace Holiday Home
- Coastal Position with Rural Backdrop
- 24/7 Site Security & Wifi Available
- No Onward Chain
- Stylish Open Plan Living
- 36 Week Occupancy
- Beautifully Presented & Fully Furnished
- Private PARKING
- Sun Decks to Front & Rear
- D/glazing & Electric Heating

Redshank 4, Salterns Village Salterns Road, Seaview, Isle Of Wight, PO34 5AQ

**£195,000**

Don't miss our Online Video as an introduction to Salterns Village.....This attractive end of terrace 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, as with all the properties on site, 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 single floor accommodation favours a stylish open plan living space seamlessly connecting to your own private sun decks to the front and rear. A private parking space sits close to 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

## Private Entrance

### Open Plan Living Incorporating Kitchen

17'6" max x 14'2" max (5.33 max x 4.32 max)

### Bedroom 1

9'5" x 6'9" (2.87 x 2.06)

### Bedroom 2

9'8" x 7'0" (2.95 x 2.13)

### Shower Room

7'0" x 3'4" (2.13 x 1.02)

## Sun Decks to Front and Rear

### Parking

Private space in front of the property. Further on-site communal spaces for overspill if needed.

### Freehold Tenure

A £700 per annum levy is charged to maintain the extensive grounds

### Communal Grounds

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

### Annual Occupancy

Current occupancy 36 weeks from march to November. A current planning application (2023) may see this extended to 52 weeks of the year.

### Council Tax/Business Rates

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.

## Services

Unconfirmed electric, telephone, mains water, broadband(wifi) and drainage.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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