

SPENCE WILLARD



7 Solent View Close, Seaview, Isle of Wight

An attractive and immaculately presented property situated in a quiet cul-de-sac on the edge of park land and with direct access to a path which leads to the picturesque Priory Bay

VIEWING:

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7 Solent View Close is a beautifully presented three-bedroom bungalow with generous well-proportioned spaces all enjoying plenty of natural light and garden outlook. Incorporating a new kitchen, three generous bedrooms and separate dining room and large sitting room in addition to a new contemporary shower room, utility room and integrated garage. The property has been exceptionally well renovated by the current owners, with most of the windows having been replaced, along with new external drainage system and replacement of central heating system including new (App enabled) Hive controlled combination boiler and radiators and associated pipework, family bathroom and décor throughout. The sunroom / gym and adjacent garage are extremely useful and with stunning landscaped gardens wrap around the property on three sides offering a colourful backdrop and versatile space. The added benefit of a gate accessing a path which leads in one direction to Seaview Village and in the other down to Priory Bay beach and with direct access onto the playing fields of Seagrove Manor Road make for an excellent and attractive home or holiday home.

A short walk leads to Seagrove Bay (approx. 400m) and Seaview village in the other direction, with its Yacht Club, shops and restaurants, the property also benefits from direct access to the coastal path. Ryde town (approximately 3 miles) with its high-speed passenger ferry and Hovercraft services to Portsmouth and Southsea also has a range of shops restaurants and a well-regarded private school.

ACCOMMODATION

ENTRANCE Storm porch over a new composite door with side lights.

HALLWAY A large, welcoming space with cupboards housing electric consumer unit and gas meter. Cloakroom with hidden cistern W.C. vanity unit wash basin and tiles to mid-height.



KITCHEN Boasting a new Howdens shaker style kitchen with under-counter and wall-mounted storage units and tiled splash backs. There is a twin bowl stainless steel sink with mixer tap over and space for a fridge/freezer, cooker with extractor over and two extremely useful full height larder cupboards boasting a wealth of shelving.

UTILITY ROOM With a further range of storage and space and plumbing for a washing machine and tumble dryer. Wall-mounted Worcester combination boiler and storage cupboard.

DINING ROOM An excellent central space semi-open plan to the sitting room with windows overlooking the garden to the rear.

SITTING ROOM A room of excellent proportions with large picture window overlooking the gardens and impressive tree canopy beyond, with the potential to see wildlife activity including woodpeckers, jays among other birdlife and numerous red squirrels.

BEDROOM 2 A particularly light double bedroom with large window overlooking the front garden with westerly aspect. Built in wardrobe with sliding doors.

BEDROOM 3 A good-sized double bedroom overlooking the front garden with integrated wardrobe storage.

BEDROOM 1 A large dual aspect double room with integrated wardrobes and garden outlook.

SHOWER ROOM Recently fitted with a walk-in shower, illuminated mirror, vanity unit wash basin and W.C.

OUTSIDE

The gardens are a delightful feature incorporating an array of herbaceous shrubs and planted beds giving year-round colour as well as well stocked vegetable planters. The garden enjoys a

beautiful outlook over mature oak trees abutting the park land beyond the fence. The gardens are landscaped with a path running connecting various fruit trees, vegetable growing areas, a summer house, garden store, greenhouse and large pent roof workshop (all manufactured on the island and in excellent condition). There is a large terrace for outdoor dining, in addition to gated access to the front on both sides and solar powered flood lights at the front and rear. The front garden enjoys a well-stocked colourful bed to one side with plenty of driveway parking in front of an integrated garage with recently fitted sectioned door and a large lawned area in front with westerly aspect. A superb feature to the gardens is a gate at the rear which leads onto a path and down to Priory Bay or to the football pitch and parks beyond the garden fence.

MISCELLANEOUS

There is scope for conversion of the loft space subject to necessary planning consents and meeting current building regulation standards. The workshop to the rear is adequately big enough and could be converted to provide ancillary accommodation, where there is drainage and water located nearby, however the addition of appropriate insulation would be required.

SERVICES Mains electricity, water and drainage. Heating is provided via Hive controlled gas fired boiler located in the utility room and delivered via radiators.

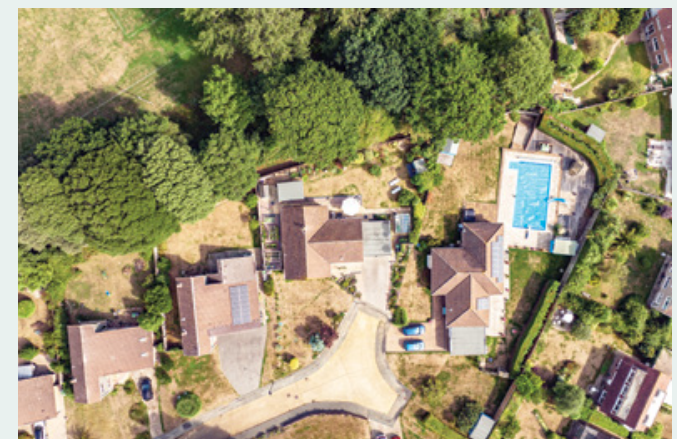
TENURE The property is offered freehold.

EPC C

COUNCIL TAX Band E

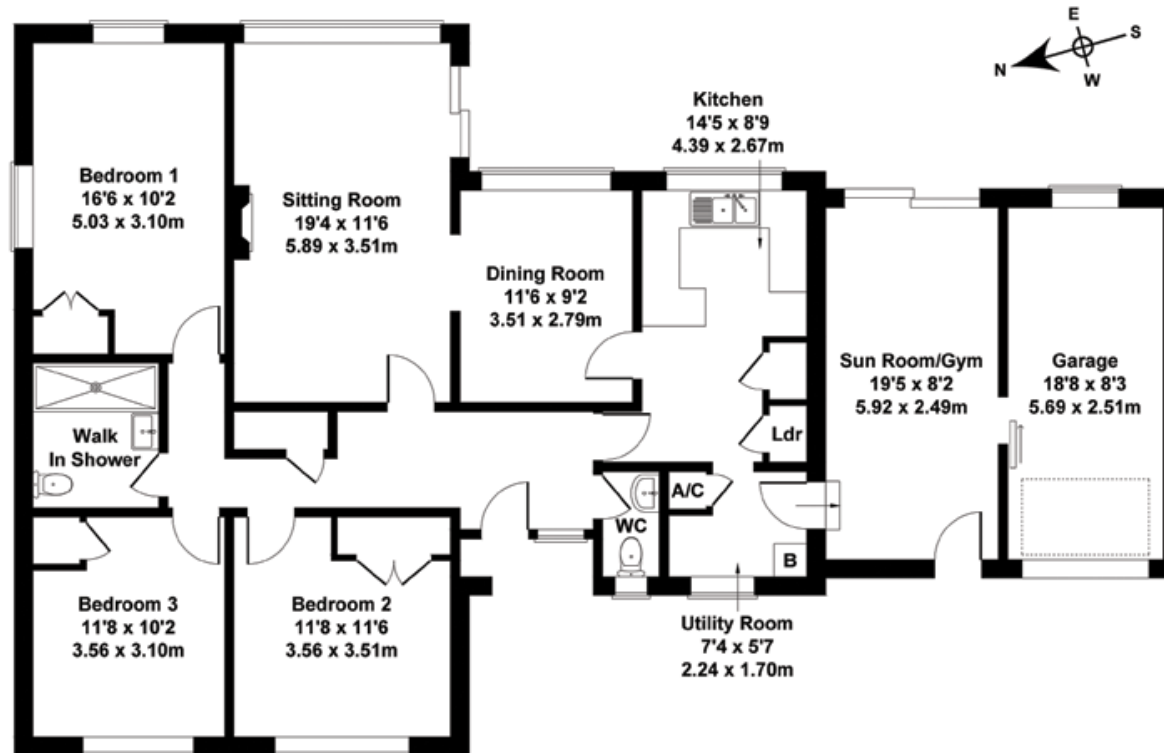
POST CODE PO34 5HZ

VIEWINGS Strictly by prior arrangement with the sole selling agents Spence Willard.



7 Solent View Close

Approximate Gross Internal Area
1463 sq ft - 136 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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