

SPENCE WILLARD



3 Seaview Bay, Pier Road, Seaview, Isle of Wight, PO34 5BP

Occupying a sensational waterfront position overlooking the beach, this modern family home offers an incredible package including open plan living space, a large waterfront balcony, garage and car parking.

VIEWING

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Situated within a waterfront development only a short walk from the yacht club and village amenities, 3 Seaview Bay benefits from a unique situation overlooking the eastern Solent and just metres from the slipway accessing the beach. Enjoying glorious views from all principal rooms and modernised throughout, the property boasts an impressive open plan living arrangement, comprising sitting area, dining room and a contemporary well-equipped kitchen, in addition to four bedrooms and three bathrooms, one of which being ensuite. A balcony at the rear overlooks the beach and a garage and driveway to the front complete an excellent package. Ideally situated for use as a holiday home or holiday let investment with the benefit of window shutters enabling the house to be closed down and secured whilst not in use.

Conveniently located on a highly sought after 'no-through' road a short walk from the village of Seaview and with direct access to the idyllic beach. This charming and sought-after coastal village developed popularity in Edwardian times and is located on the north eastern coast of the Island, it has a 125 year old thriving yacht club and with easy access from London is a highly popular destination for discerning buyers seeking a coastal home. Seaview has many facilities including the well-known Seaview Hotel and Restaurant, a range of shops, delicatessen, cafes and restaurants. The excellent sandy beaches and surrounding waters are popular for sailing, kite surfing and paddle boarding whilst nearby Priory Bay just beyond Seagrove Bay, is picturesque with its wooded backdrop and Bembridge harbour is two bays away. A short drive or within cycle commute for nearby Ryde School; the car ferry at Fishbourne, Hovertravel services into Southsea and Ryde catamaran into Portsmouth Harbour with direct onward train services into London Waterloo (1 hour 30 minutes). Excellent walks can be enjoyed along the beach either toward Seaview and Appley beach or Priory Bay.

Accommodation
Ground Floor

Entrance
A block Pavia path leads to a front door with shutters (on all ground floor doors and windows) beneath a small storm porch.

Hallway
With wall space for hanging coats and high level cupboard housing electric consumer unit.

Open Plan Kitchen/Dining and Living Area
This superb space spans the length of the house and is dual aspect with windows to the front and patio doors to the rear and makes for a fantastic family living and entertaining space. Amtico wood effect vinyl floors and a contemporary kitchen make it an attractive room but your eyes are drawn through sliding doors to the sea beyond. There is plenty of space for a dining table seating up to 10 and large sitting area with Charnwood log burning stove set upon a flag stone hearth. The kitchen incorporates a full range of undercounter and wall-mounted storage units with granite worktops, a full height integrated, fridge, freezer and larder cupboard along with a separate wine fridge. Integrated range of Siemens appliances, mid level oven, with combined oven & microwave below, and additional plate warming drawer below, Franke under mounted stainless steel sink with mixer tap over and a four ring induction hob and integrated dishwasher.

W.C./Cloak Room
With W.C. and cupboard housing wall-mounted Glowworm gas boiler.

First Floor
Stairs rise to a galleried landing with large airing cupboard housing large Megaflow unvented cylinder and shelving for towels and linen.

Bedroom 1

A superb principal suite with integrated wardrobes and porthole window and door overlooking the sea. A small balcony is perfect for enjoying panoramic views. The ensuite shower room incorporates a walk-in shower, illuminated mirror pedestal wash basin, heated towel rail and hidden cistern W.C.

Bedroom 2 + 4

Both overlook the front and southerly aspect both with built-in storage cupboards and bedroom 2 has air conditioning.

Family Bathroom

With 'P' shaped bath with shower attachment over, pedestal wash basin, heated towel rail and W.C.

Second Floor

The second floor has a large and light filled galleried landing with Velux window and cupboards either side of a worktop with space and plumbing for a washing machine and tumble dryer. Pulley maids are mounted to the ceiling for drying clothes.

Bedroom 3

Is a double bedroom with Velux window and air conditioning.

Shower Room

With deep eaves storage, shower, vanity unit wash basin, heated towel rail and W.C.

Outside

The outside of the property is particularly low-maintenance with a small lawn area and terrace ideal for outdoor dining and BBQing with a southerly aspect. A blocked paved driveway provides parking, whilst to the rear there is a superb raised deck with balustrades overlooking the beach. This provides an excellent space for outdoor dining and entertaining with a plug in outdoor heater and steps leading down to the beach. Underneath the balcony is a further storage area which is ideal for stowing a tender and is located directly opposite the slipway for launching into the sea.

Garage

With up and over door the capacious garage provides an abundance of storage, particularly deep and with a pitched roof above the rafters offering great space for kayaks, ladders and sails etc. There is also a bin store to the rear of the garage block.

Services

Main's electricity, water and drainage, heating is provided by gas fired Glowworm boiler and delivered via radiators with air conditioning also in bedrooms 2 and 3.

Tenure

The property is offered freehold including the garage to the front and with a share of the communal areas.

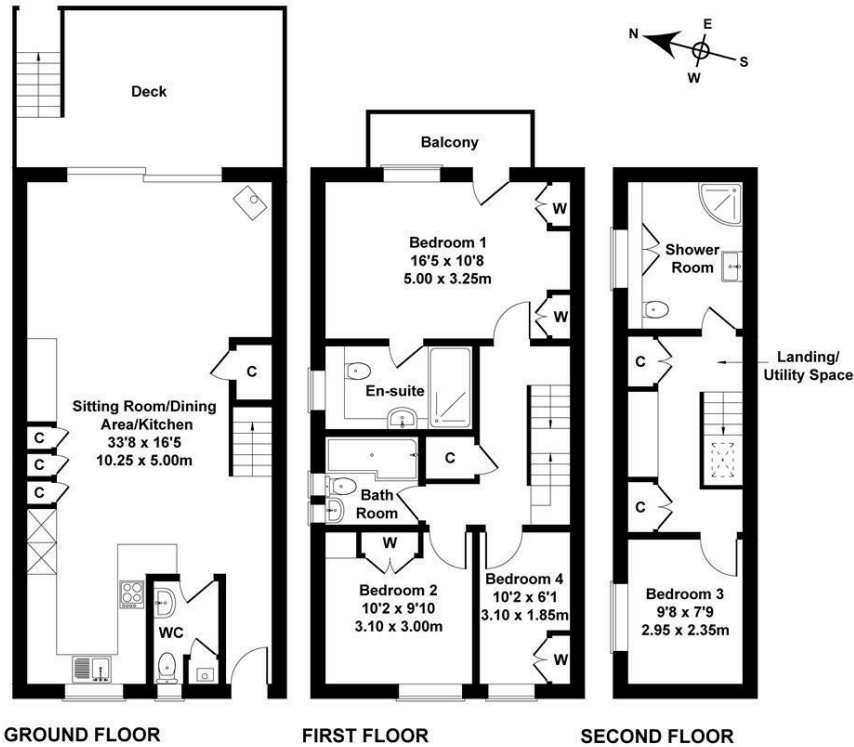
Council Tax

Band G



3 Seaview Bay

Approximate Gross Internal Area
1367 sq ft - 127 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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