

# SPENCE WILLARD



6 Seagrove Manor, Seagrove Manor Close, Seaview, PO34 5HP

*A beautifully presented coastal home with refurbished interiors and landscaped south-facing gardens and roof terrace. Ideally located near Seagrove Bay.*

VIEWING

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Occupying a wing of the former Seagrove Manor House, this stunning refurbished and remodelled home offers up to four bedrooms and two bathrooms, together with superb open-plan living space. The house enjoys a particularly sunny aspect, with all principal rooms overlooking the stunning gardens. Recent renovations incorporate a range of modern features, including stylish contemporary bathrooms and a beautifully appointed kitchen with exceptional garden views and natural light. This area has underfloor heating and is a fantastic entertaining space while there are further fantastic reception rooms with high ceilings and garden access.

Outside, a south facing terrace wraps around the property, complemented by a raised lawned garden with attractive, low-maintenance beds. A standout feature is the substantial roof terrace, which enjoys elevated views across to The Solent and on to Portsmouth. Parking is available to the front of the building and the garden is enclosed by fence and very private

**Location**

Situated just a 5-10 minute walk from Seagrove Bay, which leads on to Priory Bay Beach, 6 Seagrove Manor occupies a sought-after yet tucked-away position on the edge of the vibrant and popular village of Seaview.

Further amenities can be found in nearby Ryde, offering a wide range of shops, restaurants, and services, as well as mainland ferry links (both passenger and vehicle) to Portsmouth and Southsea, providing onward train connections to London Waterloo.

**Accommodation**

Ground Floor

**Entrance Porch**

Accessed via a solid timber front door.

**Hallway**

A spacious hallway with Velux skylights providing natural light. The hallway gives access to all principal reception rooms and includes a pantry with pocket door, a separate utility room housing the heating system, as well as large under-stairs cupboards providing excellent storage and space for a tumble dryer.

**Kitchen**

A bright and impressive room with windows on three sides overlooking the gardens and raised flower beds. The kitchen is fitted with a range of soft-close base units and deep storage drawers with quartz stone worktops, and includes a teal coloured electric Aga, integrated Bosch dishwasher, Rangemaster Butler sink, wine fridge and counter top lighting.

#### Sitting Room

A characterful space with high ceilings and stable door opening directly onto the garden terrace.

#### Snug / Bedroom Four

A versatile room with high ceilings and attractive garden outlook, ideal as a fourth bedroom, study or additional reception room.

#### Bathroom

A modern suite comprising panelled bath with shower over, vanity unit with wash basin, wall-hung WC with concealed cistern, tiled walls and heated towel rail.

#### Shower Room

With walk-in shower, vanity unit with wash basin, W.C. and heated towel rail.

#### First Floor

Carpeted stairs with an iron balustrade rise to a half landing with W.C./cloakroom and continue to the first floor. The first floor comprises three generously sized double bedrooms, all with impressive vaulted ceilings and pleasant garden outlook.

#### Bedroom Three

A flexible space with two distinct areas, suitable for use as a double bedroom with additional single bed or study space.

#### Bedroom Two

With a window overlooking the roof terrace and glimpses of The Solent.

#### Principal Bedroom

A particularly striking room with exceptionally high ceilings and a deep bay window with window seat overlooking the south-facing garden. A Charnwood log-burning stove sits on a slate hearth, adding warmth and character. A door leads directly onto the private roof terrace, where elevated views towards the sea can be enjoyed.





#### Outside

A gravelled path leads to the property and into its enclosed and particularly private gardens, which wrap around two sides of the house. A south-facing Indian sandstone terrace provides ample space for outdoor dining and entertaining. Beyond this a raised, low-maintenance flower bed planted with a variety of colourful shrubs and verbena, with rockery features borders a relatively level lawn with two mature trees and enclosed boundaries. Two large garden sheds provide storage for tools and equipment, and the garden benefits from external power, lighting and water supply.

#### Roof Terrace

A galvanised staircase leads to the substantial roof terrace, a superb outside space enjoying an elevated sunny aspect and far-reaching views across The Solent towards the mainland.

#### Services

Mains electricity, water and drainage. Heating is provided by a gas-fired Vaillant boiler and pressurised cylinder located in the utility room, serving radiators throughout the property with underfloor heating in the kitchen. High speed BT Fibre broadband is connected.

#### Tenure

The property is offered freehold

Council Tax  
Band D

EPC Rating  
D

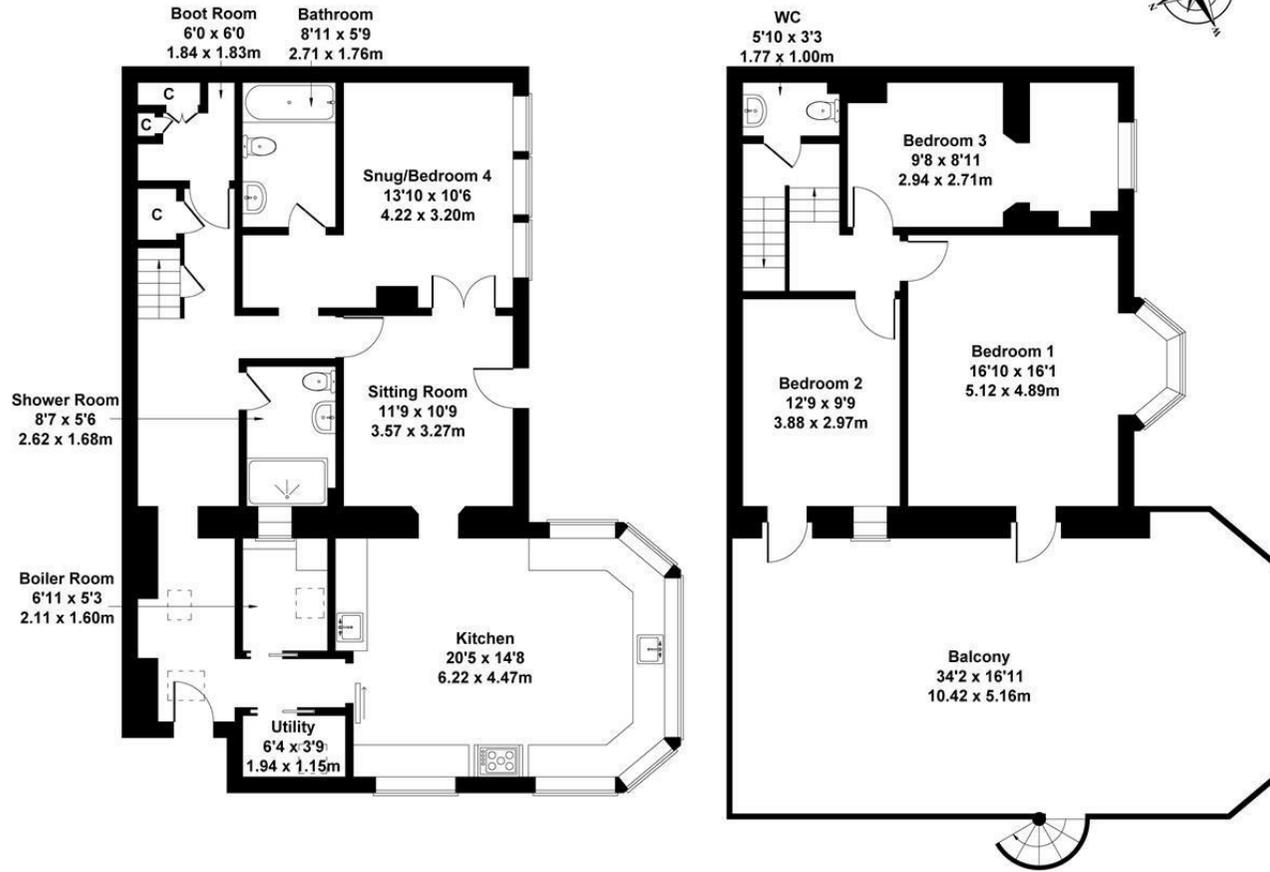
Postcode  
PO34 5HP





# 6 Seagrove Manor Road

Approximate Gross Internal Area  
1722 sq ft - 160 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**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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