

SPENCE WILLARD



Seaview House Circular Road, Seaview, Isle of Wight, PO34 5ET

Occupying a prime position in the centre of the village with glorious sea views, this newly refurbished garden apartment has stunning well-appointed accommodation, parking and beautiful private gardens overlooking the sea.

VIEWING

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Seaview House is an impressive historic property in the center of Seaview overlooking the eastern Solent. The garden apartment sits at the waterfront side of the main part of the house and was comprehensively refurbished in 2022 to include plumbing, drainage, kitchen, and bathrooms. Now offering well-proportioned accommodation extending to three bedrooms and two ensuite bathrooms and a shower with a glorious sitting room and separate kitchen overlooking the gardens and out to sea. Renovations have been sympathetically carried out to a high specification complimenting the existing character and period features including picture rails, particularly high ceilings and original window shutters. The property has two off-road parking spaces and its own terraced gardens and patio making it an ideal island retreat or holiday home and has the benefit of an excellent holiday letting record in 2022 and with bookings throughout 2023 with an expected annual income of £35,000 per annum. Contents and furnishings are available by separate negotiation.

Conveniently situated in the village centre, the beach and sailing club are just a short walk away. The picturesque seaside village of Seaview offers a prestigious Yacht Club, shops, restaurants and coastal paths with walks to the sandy beaches of Puckpool and Ryde and along to the idyllic Priory Bay. There is a footpath connecting to the beach some 30m from the property. There are also high-speed passenger ferry and hovercraft services to Portsmouth available from the town of Ryde approximately 3 miles away.

Accommodation
Ground Floor

Entrance
Original oak studded double doors open to a porch vestibule with flagstone flooring and plenty of space for hanging coats.

Hallway
With high ceilings and an archway through to the inner hallway containing deep storage cupboards, both low and high level, one of which incorporates space and plumbing for a washing machine and tumble dryer. Separate W.C / Cloakroom.

Sitting Room
An impressive room of generous proportions with stunning sea view through a picture bay window with window seat and original shutters. There is a gas fire and particularly high ceilings with ornate cornicing and hand carved shelving.

Bedroom 2

A good sized double bedroom with ensuite shower-room and built in wardrobes.

Bedroom 1

A generous sized principal suite with built in wardrobes and view over the side aspect.

Bathroom.

The adjacent bathroom provides an ideal ensuite to the master bedroom or a family bathroom for the flat with panelled bath, separate shower, twin wash basin, heated towel rail and W.C.

Bedroom 3

A twin room with its own shower and window to the rear aspect.

Kitchen/Breakfast Room

This kitchen boasts a new suite of shaker style under counter and wall mounted storage units in putty grey with silestone worktops, incorporating a stainless-steel Franke sink with instant hot and filtered cold water within a stainless steel mixer tap over. Four ring ceramic hob with extractor over and mid-level oven and grill. Space and plumbing for an American style fridge freezer, high ceilings and double doors with original window shutters.

Conservatory

This timber structure is an ideal dining space with window seat overlooking the gardens and sea. This room has underfloor heating but was not refurbished within the recent works.

Outside

The property benefits from two parking spaces on a shared driveway with the property above. Beautifully landscaped tiered gardens extend toward the sea with well stocked beds and flagstone patio all achieving glorious sea views.

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators and underfloor heating in conservatory.

Tenure

Leasehold with the balance of a 999 year lease from 1951. There is no ongoing maintenance charge and £20pa ground rent payable to the head leaseholder.

Council Tax

F

EPC Rating

E

Postcode

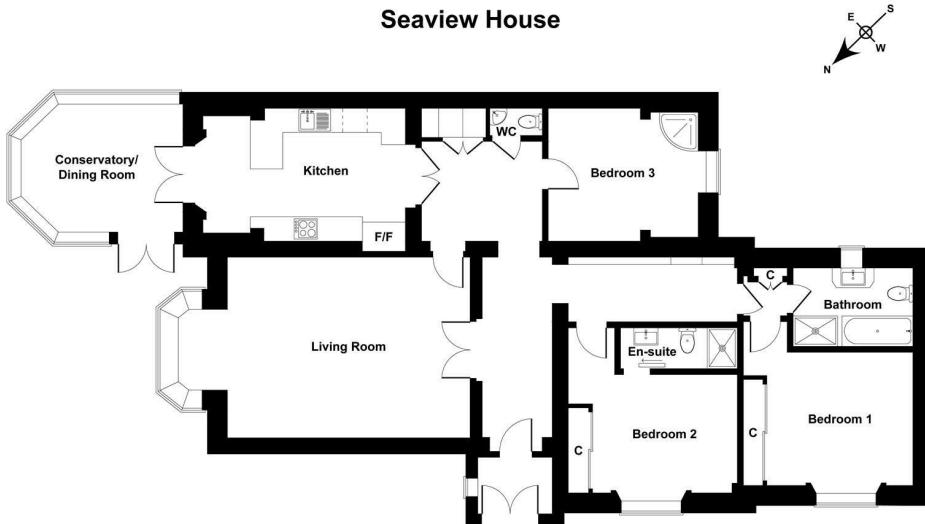
PO34 5ET

Viewings

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



Seaview House



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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