

SPENCE WILLARD



The Old Police House, Bluett Avenue, Seaview, Isle of Wight

Occupying a prime position in the heart of Seaview village, just moments from the Yacht Club and beach, this exceptional family home offers stylish, well-proportioned accommodation and a private south-facing garden

VIEWING:

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Prime seaview location 50m from yacht club and beach | Spacious 4-bed home with over 2,000 sq. Ft. | Luxury open-plan living with garden access | Private south-facing garden with terrace | Stylish coastal design with high-end finishes | Driveway parking & garage with gated access

Originally built around 20 years ago and recently refurbished, the house combines contemporary living with elegant design across over 2,000 sq. ft. of space. Set on one of the Island's most sought-after roads, the property enjoys views to The Solent and is within easy walking distance of the beach, yacht club, and village amenities.

The accommodation comprises five bedrooms and three bathrooms, including a luxurious principal suite. On the ground floor, there is a large dual-aspect sitting room, a separate study, and a superb open-plan kitchen/dining/living space to the rear, opening via sliding doors to the garden. Engineered oak flooring runs throughout the ground floor, and the interiors have been finished to a high standard with meticulous attention to detail. Canadian timber cladding and a natural slate roof enhance the property's coastal character.

The private, enclosed south-facing garden includes a large Indian sandstone terrace, raised beds with mature planting, and apple trees. The front of the house offers a lawned area with an olive tree, gated driveway with parking for up to three cars, and an integral garage with roller door.



LOCATION

Bluett Avenue is a peaceful and highly desirable residential road in Seaview, just metres from the Yacht Club and close to all the attractions of this popular coastal village. Seaview offers a café, independent shops, a boutique hotel, restaurant, and bar, as well as direct access to the beach and scenic coastal walks to Priory Bay and Appley Beach. High-speed passenger links to Portsmouth are available from nearby Ryde, just three miles away. The location is ideal for water sports, including sailing, paddleboarding and kite surfing.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH With ample space for coats and boots.

STUDY / BEDROOM 5 A good-sized room with a glimpse of the sea, currently used as a home office.

SITTING ROOM A generous dual-aspect reception with bespoke built-in cabinetry, a raised hearth, and pocket doors opening into the main living space.

OPEN-PLAN KITCHEN/DINING/LIVING AREA A stunning rear extension with roof lanterns, sliding doors to the garden, and a fully fitted contemporary kitchen including, stainless steel sink with mixer tap and countertop lighting, a Neff 5-ring gas hob with extractor over, integrated dishwasher, full-height fridge and freezer and a mid-level AEG oven, microwave, and grill.

HALLWAY With engineered oak flooring throughout, understairs storage.





GROUND FLOOR SHOWER ROOM Tiled floor and walls, walk-in shower, vanity basin with natural stone top, heated towel rail, and W.C.

UTILITY ROOM Extensive storage, oak worktop, stainless steel sink, and a particularly useful drying cupboard next to the Vaillant boiler, unvented hot water cylinder, and underfloor heating manifolds.

FIRST FLOOR

A light and airy galleried landing with Velux windows. The First Floor comprises, Four **DOUBLE BEDROOMS** – All with built-in wardrobes and carpeted floors. Two bedrooms enjoy views to The Solent; the other two, including the principal suite, overlook the rear garden with a sunny southerly aspect. The **PRINCIPAL ENSUITE** is luxuriously appointed with bath, walk-in shower, vanity basin, heated towel rail, and W.C. while the guest bedroom has an ensuite shower room. A further **FAMILY BATHROOM** serves the remaining two bedrooms.

OUTSIDE

To the front is a gated driveway with parking for three vehicles alongside a lawned garden with olive tree. Gated side access leads to the enclosed south-facing rear garden, landscaped with raised bed planters with verbena, agapanthus, and sea grass, and beyond are two apple trees. A generous Indian sandstone terrace offers an excellent space for outdoor entertaining and dining. Attached **GARAGE** with high ceilings and roller door.

SERVICES Mains water, electricity, and drainage. Gas-fired central heating via a Vaillant boiler, with unvented hot water cylinder and underfloor heating to the ground floor.

EPC Rating B

COUNCIL TAX TBC

TENURE The property is offered Freehold

POSTCODE PO34 5HE

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





The Police House

Approximate Gross Internal Area
2153 sq ft - 200 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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