

SPENCE WILLARD



15 Greenham Drive, Seaview, Isle of Wight, PO34 5LA

Occupying a sought-after coastal position in Seaview and enjoying views towards The Solent, this well-maintained home offers comfortable and adaptable accommodation, attractive low-maintenance gardens, off-road parking and a garage.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Conveniently positioned within a short walk of the idyllic Seaview Bay and Priory Beach, the property is well suited both as a permanent residence and a coastal retreat. Recent improvements include a newly fitted kitchen, an extended balcony taking full advantage of the sea views, an extension to the master bedroom suite and a new boiler and a remotely operated Hive heating system.

The accommodation is arranged over two floors in an 'upside down' layout. Of particular note, is the generous upper floor sitting room with bi-folding doors opening onto the newly decked balcony, providing an excellent space for entertaining while enjoying impressive view. The principal bedroom has been extended to incorporate a dressing area and ensuite bathroom with underfloor heating and its own independent access to the garden, allowing it to function as a self-contained annex if required. One of the remaining bathrooms is original and offers clear potential for updating if desired.

The gardens provide an attractive and private setting, with a paved terrace with power and lighting, a lawn bordered by mature hedging and gated side access. To the front there is off-road parking for two vehicles together with a detached garage offering power, lighting and useful storage.

Accommodation

Lower level

A covered entrance with UPVC front door opens into a welcoming vaulted entrance hall with stairs rising to a galleried landing, suitable for use as a study area. The hall houses the electric consumer unit and provides access to a cloakroom/W.C.

Bathroom

With original character fitted with a pedestal wash basin, W.C., bath with power shower over, fully tiled walls and a dual fuel heated towel rail.

Bedroom 2

A well-proportioned double bedroom with window overlooking the front aspect.

Inner Hall / Storage

Good understairs storage for coats with a cupboard, together with a further deep airing cupboard housing a radiator and shelving.

Bedrooms 3 and 4

Two further double bedrooms, both enjoying views over the garden, with two rooms benefiting from direct garden access.

Bedroom 1 / Annex

A generous principal bedroom with large picture window enjoying a sea glimpse. Recently extended to provide a dressing area with built-in wardrobes and an ensuite bathroom comprising a vanity wash basin, bath with power shower over, fully tiled walls, dual fuel heated towel rail and the added comfort underfloor heating. A separate external entrance leads directly to the garden, allowing this space to operate as a self-contained annex with its own decked seating area and gated access.

Upper Level

Sitting Room

A dual-aspect room of excellent proportions with superb views across the eastern Solent towards the mainland. Bi-folding doors open onto a large, decked balcony, ideal for outdoor dining and entertaining.

Kitchen / Dining Room

A newly fitted kitchen featuring a comprehensive range of wall and base units with gloss finish cupboard doors, incorporating a mid-level oven and grill, gas hob with extractor over, and a stainless steel Franke sink with mixer tap. There is space and plumbing for a washing machine and dishwasher, together with a wall-mounted Glow-worm gas boiler and hatch access to the loft. Finished with herringbone-pattern LVT flooring and offering ample space for a dining table, complemented by far-reaching views towards the sea.

Outside

The rear garden enjoys a private easterly aspect and has been designed for ease of maintenance, with a paved terrace and lawn area incorporating outdoor power and lighting. A large garden shed provides additional storage. Mature hedging offers good screening, with pathways to either side of the property leading to the front. To the front is off-road parking for at least two vehicles and a separate garage with space for ancillary fridge etc.

Services

Mains electricity, water and drainage. Gas-fired central heating via a wall-mounted boiler, with underfloor heating to the principal ensuite.

Council Tax
Band E

EPIC
Rating D

Tenure
The property is offered freehold

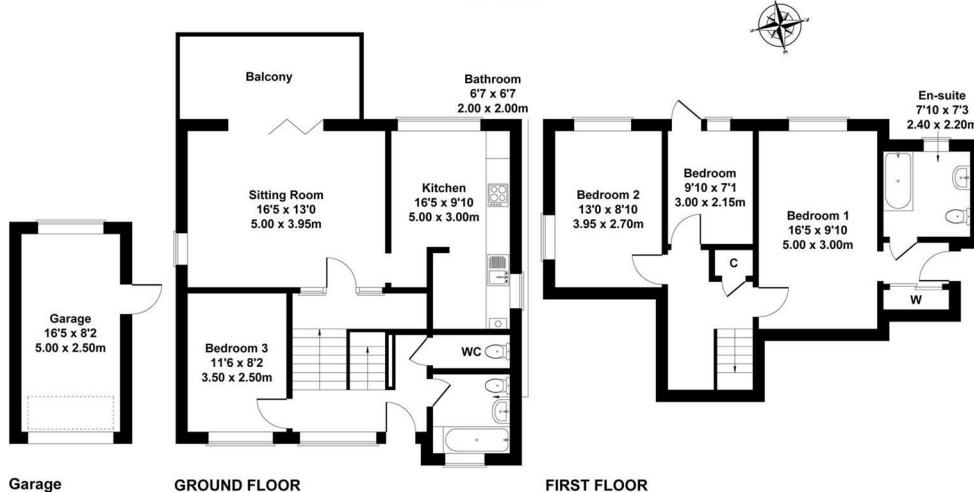
Post Code
PO34 5LA

Viewings
Strictly by appointment through the sole selling agents.



15 Greenham Drive

Approximate Gross Internal Area
1345 sq ft - 125 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.

Produced by Potterplans Ltd. 2025



SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.