

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 Seagrove 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 gallery 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 / Annexe

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

##### EPC

Rating D

##### Tenure

The property is offered freehold

##### Post Code

PO34 5LA

##### Viewings

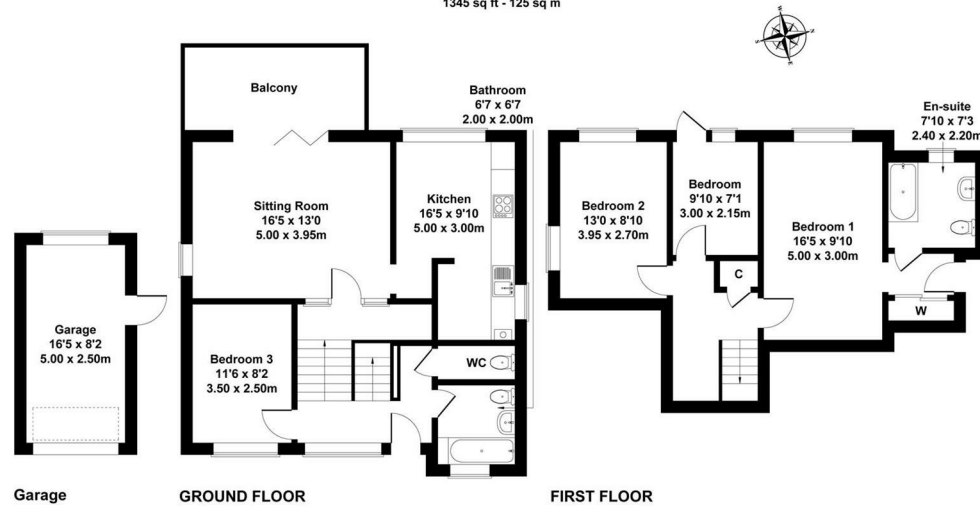
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## 15 Greenham Drive

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.  
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