

# SPENCE WILLARD



Henleys, High Street, Seaview, PO34 5EU

*Located in the heart of Seaview village, this charming home offers beautifully styled interiors, spacious family accommodation, and an enclosed rear courtyard garden, all just moments from the beach*

VIEWING

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The current owners have thoughtfully reconfigured the interior to create an elegant layout, where reception areas flow seamlessly and are well proportioned. The accommodation includes four bedrooms and two bathrooms, along with a stylish sitting room featuring panelled walls, plantation shutters on timber sash windows, and a decorative fireplace. There is also a spacious dining room with a bay window overlooking the front aspect, a tucked-away family playroom/TV room, and a separate, well-equipped kitchen/breakfast room overlooking the private rear courtyard. A utility room, downstairs shower room, and boot room complete this excellent all-round package, making it a superbly located family or holiday home.

Conveniently situated in the village centre, just a few steps from the beach and coastal paths, the picturesque seaside village of Seaview offers a prestigious yacht club, a range of shops including a community-run convenience store, and popular art and wine gallery and bar, restaurants, and scenic coastal walks to the sandy beaches of Puckpool and Ryde, as well as along to idyllic Priory Bay. High-speed passenger ferry and hovercraft services to Portsmouth are available from the nearby town of Ryde, approximately three miles away.

**Accommodation**

**Ground Floor**

**Entrance**

A six-panel timber door with brass fittings opens into a porch with ample space for hanging coats.

**Dining Hall**

Wood-effect vinyl flooring and a bay window with a window seat and plantation shutters overlook the front, west-facing aspect. Alcove shelving with cupboards below provides storage, while pendant lighting adds ambience to this dining space.

**Sitting Room**

An attractive room featuring panelled walls and a decorative fireplace with a flagstone hearth. Bespoke carpentry includes shelving and picture lighting, with a concealed door leading through to the family room.

### Family Room

Fitted with bespoke panelling covering the walls, this room also houses an A/V point within a capacious dresser with bookshelves and cupboards.

### Kitchen / Breakfast Room

An excellent family space, the kitchen offers a comprehensive range of well-maintained, handmade shaker-style timber-fronted under-counter and wall-mounted units, under-cabinet lighting, tiled splashbacks, and composite stone worktops with an undermounted sink and mixer tap. There is space and plumbing for an American-style fridge freezer, an electric range cooker with extractor above, and a freestanding dishwasher. The breakfast area benefits from ample natural light via a vaulted glazed roof and provides access to the courtyard.

### Utility Room

With vaulted ceiling and Velux window that brings in ample natural light this generous size space includes worksurfaces with a sink, plumbing for a washing machine and tumble dryer, tiled splashbacks, and a storage cupboard.

### Shower Room

Recently installed, this room comprises a shower, W.C. wash basin, and tongue-and-groove clad walls, complemented by a Velux window providing natural light.

### Boot Room

A capacious area with a full wall of painted coat hooks and three large cupboards offering generous storage space.

### First Floor

Carpeted stairs rise to a light, airy gallery landing with a window opener at the front, creating an ideal study area. There is also a hatch providing access to a large loft space.

### Bedroom One

An attractive room featuring a bow bay window with original curved timber sash windows and plantation shutters. Additional details include carpeted floors, built-in wardrobes, picture rails, and original deep skirting boards.

### Bedrooms Two, Three and Four

All well-proportioned bedrooms, two of which overlook the rear aspect.

### Family Bathroom

A substantial, well equipped bathroom with tiled floors and half-height wall tiles. Fixtures include a large shower, wall mounted vanity unit with wash basin and illuminated mirror, heated towel rail, and a large powered bath with W.C. An airing cupboard houses the gas-fired boiler and underfloor heating system.





#### Outside

At the rear is a private courtyard, largely laid to artificial grass, offering a tranquil, sunlit space ideal for sitting out and entertaining. There is also an area for bike storage. Access leads to a pathway used for bin storage, owned by the neighbouring property, connecting to Circular Road.

#### Services

Mains electricity, water, and drainage are connected. Heating is provided by a gas-fired boiler located in the upstairs bathroom, delivered via radiators. There is electric underfloor heating in the family bathroom.

#### Tenure

The property is offered freehold

#### Council Tax

Band F

#### EPC

Rating D

#### Postcode

PO34 5EU

#### Viewings

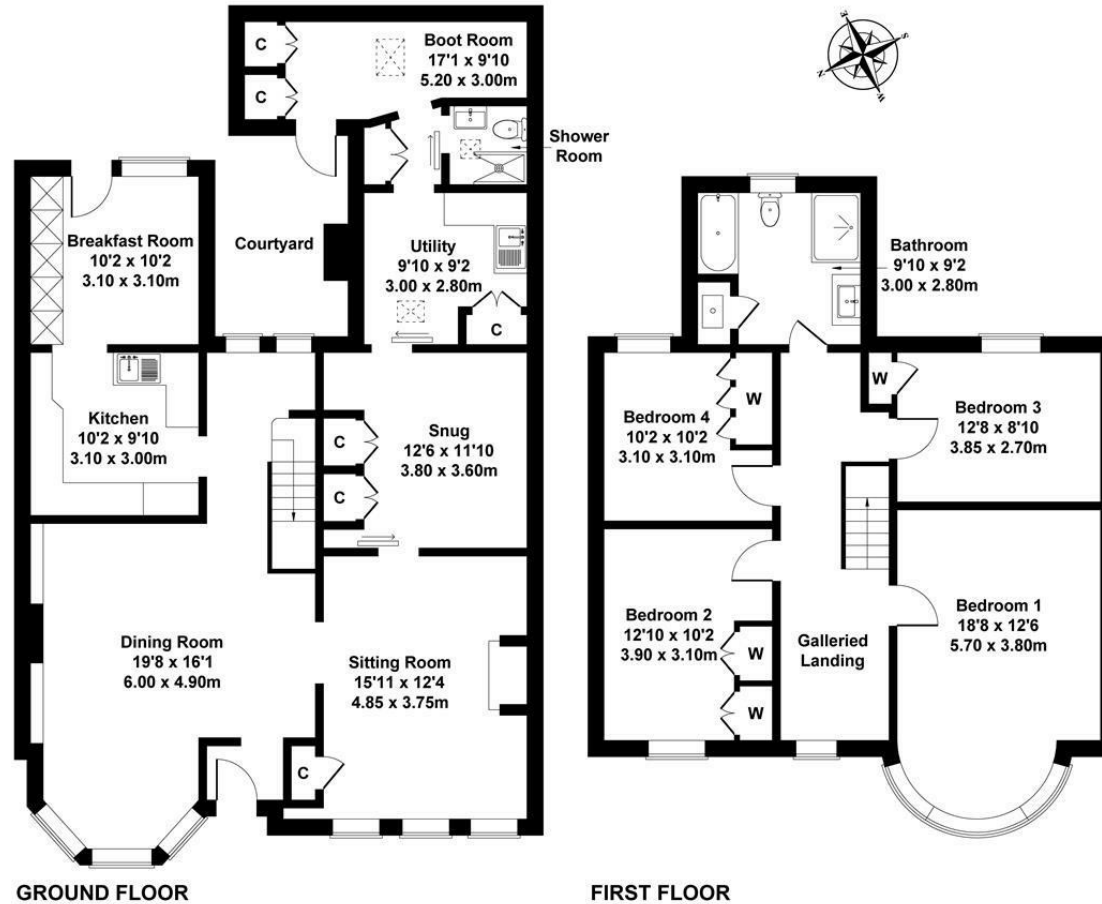
Strictly by prior appointment with sole selling agent Spence Willard.





# Henleys

Approximate Gross Internal Area  
2034 sq ft - 189 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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