



Guide Price £520,000

14 SOLENT VIEW ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5HY



AN ENVIABLE SETTING - WITH A SUPERB SOLENT OUTLOOK!

A well proportioned DETACHED HOUSE situated in an elevated position within GOOD SIZED GARDENS and enjoying lovely SEA VIEWS from the first floor. Having been in the same ownership for many years (and extended to the rear), this charming, well maintained home offers a new owner the opportunity to modernise and 'put their own stamp on'. The ground floor comprises a large entrance porch opening into the welcoming hallway. There is a spacious and bright L-shaped sitting/dining room, sun room, fitted kitchen, utility room and downstairs cloakroom/w.c., with the first floor comprising the 3 BEDROOMS - one with a large en suite shower room - plus a family bath/shower room. Outside is a real gardener's delight - with its large MATURE GARDEN comprising a wide expanse of lawn and elevated patio - the perfect spot for al fresco dining and simply enjoying the privacy, peace and birdsong. The DRIVEWAY provides ample car/boat space and leads to an integral DOUBLE GARAGE. Located a short stroll away from village amenities - including convenience stores, art galleries, eateries and yacht club - as well as the long stretch of beautiful beaches, certainly this CHAIN FREE home is very well worth a visit.

ACCOMMODATION:

Multi-paned door to:

ENTRANCE PORCH:

Well proportioned porch with windows to front and side. Tiled flooring. Timber door to:

HALLWAY:

Large welcoming carpeted hall with stairs leading to first floor (and cupboard below). Radiator. Obscured window to Porch. Doors to:

DOWNSTAIRS W.C.:

Fully tiled room comprising suite of vanity wash hand basin and w.c.

SITTING / DINING ROOM:

Well proportioned triple aspect L-shaped room with designated sitting and dining areas. Radiators x 2. Double glazed windows to front and side. Further window and glazed door to the Sun Room. Door to Kitchen.

SUN ROOM:

A triple aspect additional room with double glazed windows offering a lovely outlook across the garden with sea glimpses. Radiator. Double glazed sliding doors leading to garden.

KITCHEN:

Fitted kitchen comprising range of cupboard and drawer units with contrasting work surfaces over incorporating inset sink with grooved drainer. Integral appliances including gas hob and electric eye level double oven. Space for fridge. Tiled surrounds. Radiator. Double glazed window over-looking rear garden. Wood effect vinyl flooring. Door to:

UTILITY ROOM:

Continuation of wood effect vinyl flooring. Extra cupboard and drawer units and inset sink unit. Plumbing for washing machine and tumble drier. Newly installed wall mounted Glow-worm gas boiler. Double glazed window to rear. Part-glazed door to outside.

FIRST FLOOR LANDING:

Carpeted landing with access hatch to loft. Airing cupboard housing hot water tank with immersion fitted. Doors to:

MASTER BEDROOM:

Very well proportioned double bedroom with dual aspect double glazed windows offering superb views over the rear garden, Solent and mainland. Extensive range of fitted wardrobes/cupboards/dressing table. Radiator. Door to:

EN SUITE SHOWER:

Very well proportioned room comprising suite of double width shower cubicle; w.c. with concealed cistern;

vanity wash hand basin. Radiator plus separate heated towel rail. Full tiling to walls. Tile effect vinyl flooring. Obscured double glazed window to rear.

BEDROOM 2:

A second large double bedroom with dual aspect double glazed windows - to front and side (with super sea views). Good range of fitted wardrobes/cupboards. Radiator. Carpeted flooring.

BEDROOM 3:

A third carpeted bedroom with double glazed window to front. Radiator. Deep over stairs cupboard.

BATH/SHOWER ROOM:

Good sized bathroom comprising bath and separate shower cubicle; vanity wash hand basin; w.c. Tiled surrounds. Radiator. Obscured window to rear.

GARDENS:

To the front, there is a lawned garden with hedge providing screening from the road. There is a good sized rear garden comprising large patio area - ideal for al fresco dining/entertaining/relaxing in this tranquil setting. The rest is mainly laid to lawn with mature trees and hedges. Outside tap. Gated access to front.

DRIVEWAY:

A wide driveway providing good off-street parking space and leading to garage.

DOUBLE GARAGE:

Large double garage with 2 x up-and-over garage doors to front (and pedestrian door to rear garden). Power and light. Electric and gas meters.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Conservation Area: No

Council Tax Band: F

Energy Performance Rating:

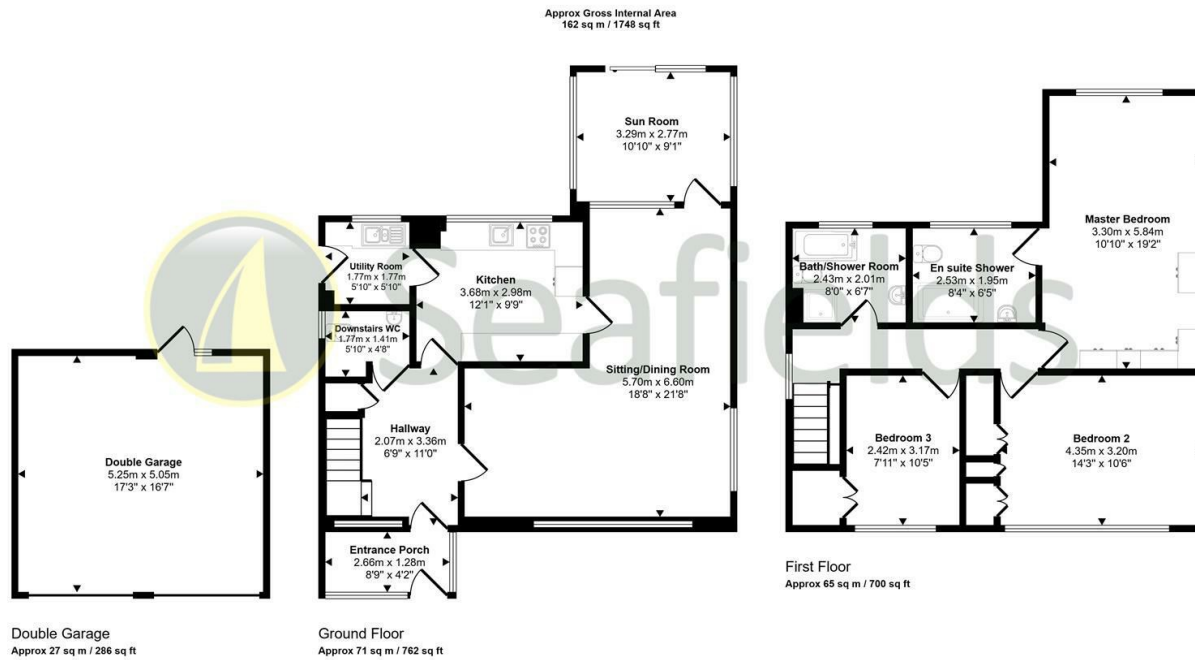
Flood Risk: No

Property Status: Chain Free

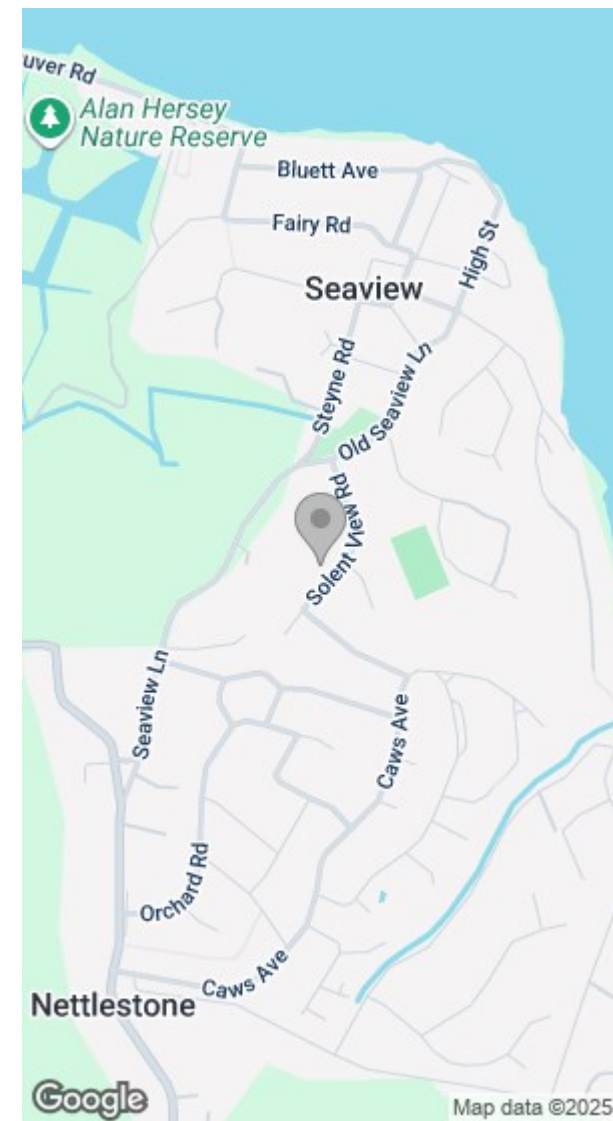
Services: All mains electrics, gas, water, drainage

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

