



Guide Price £450,000

25 CAWS AVENUE, SEAVIEW, ISLE OF WIGHT, PO34 5JU



A SPACIOUS BUNGALOW ... WITH A FEW ATTRACTIVE 'EXTRAS'!

A charming **DETACHED RESIDENCE** offering level 3 **BEDROOM** accommodation with the stand out feature being a surprising additional, very versatile 'garden/family room' below - accessed from the rear garden OR via a **LIFT** accessed from the room above. In need of some cosmetic refurbishment in areas - allowing one to 'put their own stamp on' it - the property also comprises a very well proportioned sitting room opening to the **BALCONY** with some sea views, a separate fitted kitchen plus 2 shower/wet rooms (one being en suite to master bedroom). Further benefits include **GAS CENTRAL HEATING**, double glazing and a long driveway with secure gateway providing ample **CAR/BOAT PARKING**. Situated in a most enviable setting conveniently close to local village amenities, bus route, primary school and churches, the property is also near lovely countryside and coastal bridle paths as well as the ever popular **SEAGROVE BAY**. Offered as Chain Free, viewing within is essential.

ACCOMMODATION:

Accessed through the 5-bar gate and 7 steps up to double glazed entrance door (with adjacent windows) to:

HALLWAY:

A bright, welcoming hall with vinyl wood effect flooring. Radiator. Airing cupboard. Doors to:

SITTING ROOM:

Lovely dual aspect room with double glazed window to side and large sliding doors to decked **BALCONY** with wrought iron railings- offering some sea views. Continuation of wood effect flooring. Radiator. The added bonus is the addition of a **LIFT** (with seat) leading to the garden/family room on the rear garden level (the lift is 'covered' by carpet when below.

KITCHEN:

Fitted kitchen comprising good range of matching cupboard and drawer units with contrasting work surfaces over and inset sink unit. Gas hob with space for tall fridge/freezer. Plumbing for washing machine. Wall mounted Glow worm boiler. Hatch through to sitting room. Secondary glazed window and door to Porch. .

SIDE PORCH:

Double glazed windows to side with double glazed door (and steps) to side garden area.

BEDROOM 1:

Double bedroom with double glazed window to front. Radiator. Wood effect flooring. Open doorway through to

EN SUITE WET ROOM:

Large wet room with shower area (with white 'aqua board' surrounds. Wash hand basin and w.c. Heated towel rail. Extractor fan. Double glazed window within door leading to outside front.

BEDROOM 2:

Carpeted double bedroom with double glazed window to front. Radiator. Double fitted wardrobe. Concealed shallow consumer unit.

BEDROOM 3:

A third well proportioned bedroom with double glazed windows to side and front. Radiator.

SHOWER ROOM:

Suite comprising walk in shower with seat and grab rails. Vanity wash hand basin. Heated towel rail. Obscured double glazed window to rear.

SEPARATE WC:

Comprising w.c. with side. Obscured double glazed window to rear.

GARDEN/FAMILY ROOM:

Originally the double garage (beneath the sitting room and balcony), converted into this fabulous versatile room with double glazed window to side and large sliding doors leading to the rear garden (Note: This room is also accessed from within the property - via Lift access (with seat). There is light and power plus a very deep storage area beneath the accommodation.

GARDEN:

There is an enclosed garden to rear surrounded by mature trees and hedges (including secluded corner for use as compost area). Patio and lawned areas. Greenhouse. Access to garden/family room. Gated access to side leading to front which is part driveway, part garden. To the front is an open lawn lawned garden.

DRIVEWAY:

A long driveway divided by 5-bar gate to further parking and turning area. Parking for numerous cars/dinghies.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Age: 1960/70S

Tenure: Freehold

Council Tax Band: D

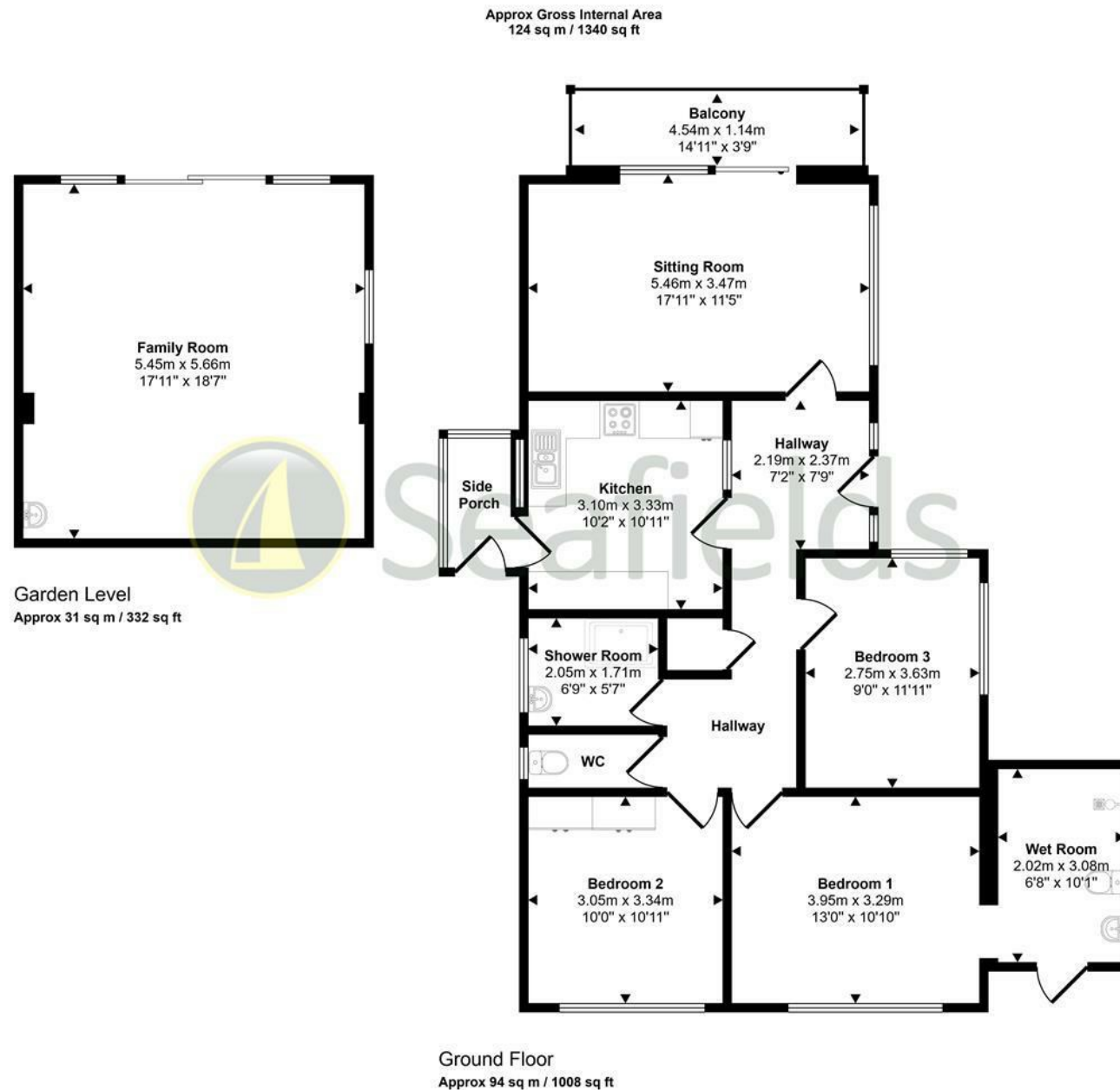
EPC Rating: F

Heating: Gas Central Heating

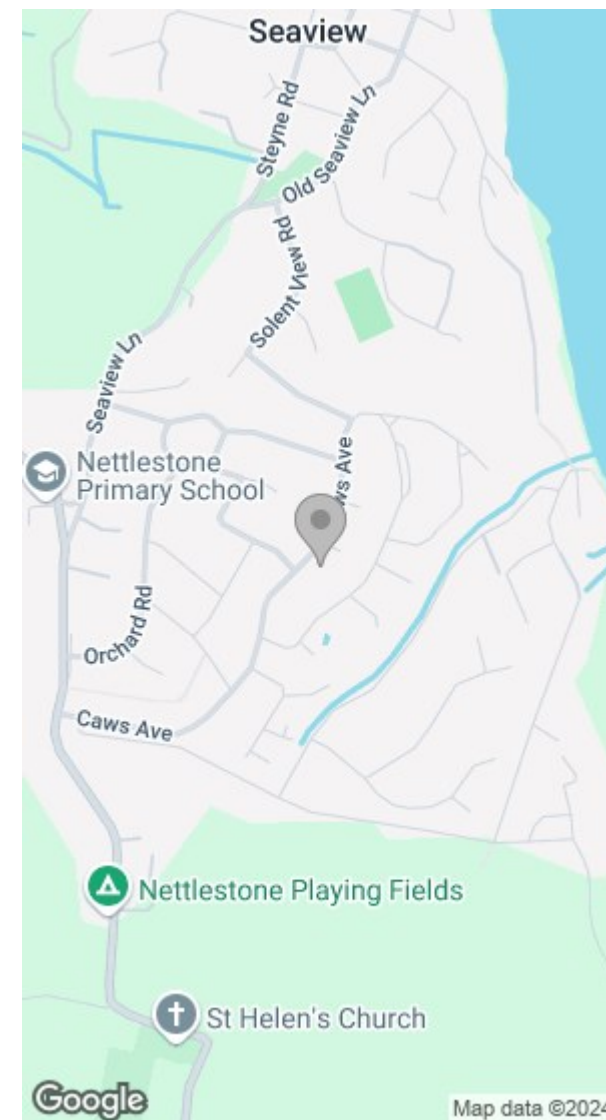
Flood Risk: None

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		
		69			
	29				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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