



Guide Price £425,000

7 ROWAN TREE DRIVE, SEAVIEW, ISLE OF WIGHT, PO34 5JW



Seafields



**EXCEPTIONAL HOME OFFERING GREAT QUALITY, DESIGN AND SEA VIEWS!**

This extensively upgraded and re-modelled semi-detached CHALET BUNGALOW offers so much including ample versatility, wonderful open plan living plus views of the busy Solent scene. On entering, the welcoming hall opens into the impressive kitchen/sitting/dining room which benefits from full-width bi-folding doors leading to the rear garden. Out of the 3 DOUBLE BEDROOMS, 2 are located on the ground floor adjacent to a luxury shower room, with the 'master' suite occupying the entire top floor (from where one can enjoy the busy Solent scene), with its own bath and shower facilities. Stocked with beautiful palm trees, the front garden gives a lovely Continental 'feel', and the easy to maintain ENCLOSED GARDEN to side and rear offers lawned areas plus a beautifully appointed paved patio - a perfectly secluded spot to enjoy al fresco dining. Further benefits include GAS CENTRAL HEATING, a wide DRIVEWAY - and a garage conversion divided into a useful utility room and separate front 'store' (even including a delightful 'dog shower'). The property is ideally convenient for Nettlestone and Seaview village amenities, primary school, bus route and the renowned beautiful beaches and it certainly has to be seen to be appreciated.

**ACCOMMODATION:**

A smart part-glazed door with an inset No. 7 opens to the side of property, with the grey slate tiled shallow steps leading to entrance door.

**ENTRANCE HALL:**

14'7 x 3'7 (4.45m x 1.09m)

An inviting open hallway with marble tiled flooring and doors to Bedrooms 2 and 3, plus the ground floor Shower Room. Door to stairs leading to first floor. Open aspect to the open plan living area.

**KITCHEN/SITTING/DINING ROOM:**

22'11 x 20'6 (6.99m x 6.25m)

A magnificent open-plan room with designated sitting/dining areas with full width bi-fold doors opening to rear garden and offer some sea views. Wood flooring flows throughout the room, and a mirrored wall allows for further depth and space to the area. Radiators x 2 and meters cupboard, all concealed behind contemporary covers. Recessed down lighters.

The stylish kitchen comprises a smart 2-tone range of units (including pull out larder and pan drawers) with Corian worktops over incorporating inset sink unit. Integrated appliances include NEFF electric oven and induction hob, dishwasher and fridge freezer. Double glazed window to side.

**BEDROOM 2:**

10'11 x 11'7 (3.33m x 3.53m)

Well proportioned dual aspect double bedroom - currently utilised as a study/library with extensive book shelving. Double glazed windows to front and side. Wood flooring. Recessed down lighters. Radiator.

**BEDROOM 3:**

11'4 x 10'10 (3.45m x 3.30m)

Another double bedroom - currently used as a media room - with double glazed window to front. Wood flooring. Radiator. Recessed down lighters. Themed wall concealing door to deep under stairs cupboard.

**SHOWER ROOM:**

5'5 x 7'6 (1.65m x 2.29m)

Quality suite comprising large tiled double shower, wash hand basin and low level w.c. Marble tiled flooring and splash backs. Heated towel rail. Recessed down lighters. Double glazed window to side.

**FIRST FLOOR:**

Accessed via door from open hall to carpeted stairs leading to this floor and the master bedroom suite.

**MASTER BEDROOM:**

22'3 x 18'5 (6.78m x 5.61m)

A fabulous carpeted double bedroom occupying the entire top floor. There is ample natural light via the full width double glazed windows - commanding superb views across the Solent, Spinnaker Tower and mainland

beyond - plus the additional side and Velux windows. A superbly spacious room featuring a free standing bath within recess. Cupboard doors to generous loft with ample storage space. Radiator. Recessed down lighters. Inset sliding door to:

**ENSUITE SHOWER ROOM:**

5'6 x 6'6 (1.68m x 1.98m)

Luxury 'wet room' comprising suite of electric shower with dual shower heads. Wash hand basin plus low level w.c. Wall shelving unit. Non-slip flooring. Radiator. Natural light from side window.

**OUTSIDE:**

**UTILITY & STORE ROOMS:**

The original Garage has been converted into:

- (a) Large Utility Room with space and plumbing for washing machine and tumble dryer; work surface with inset sink unit; light and power; wall mounted gas boiler. Double glazed window to rear;
- (b) Store: Accessed via up-and-over garage door. Fully fitted low level 'dog shower'. Ample space for bikes, beach gear, etc.

**GARDENS:**

The property comprises a very pretty, mature shingled front garden with an olive tree and range of impressive established palm trees. Concealed bin storage area. The side and rear garden is fully enclosed. To the rear (also accessed via the living area bi-fold doors) an attractive raised sun terrace offering an excellent spot for al fresco dining/entertaining/relaxing with shallow steps down to the lawned area which wraps around to the side of the property. Established shrubs and trees. Side door/window leading to the front of property.

**DRIVEWAY:**

A wide shingled driveway providing ample space for up to 2 cars/ boats.

**TENURE:**

Freehold

**OTHER PROPERTY FACTS:**

Conservation Area: No

Council Tax Band: C

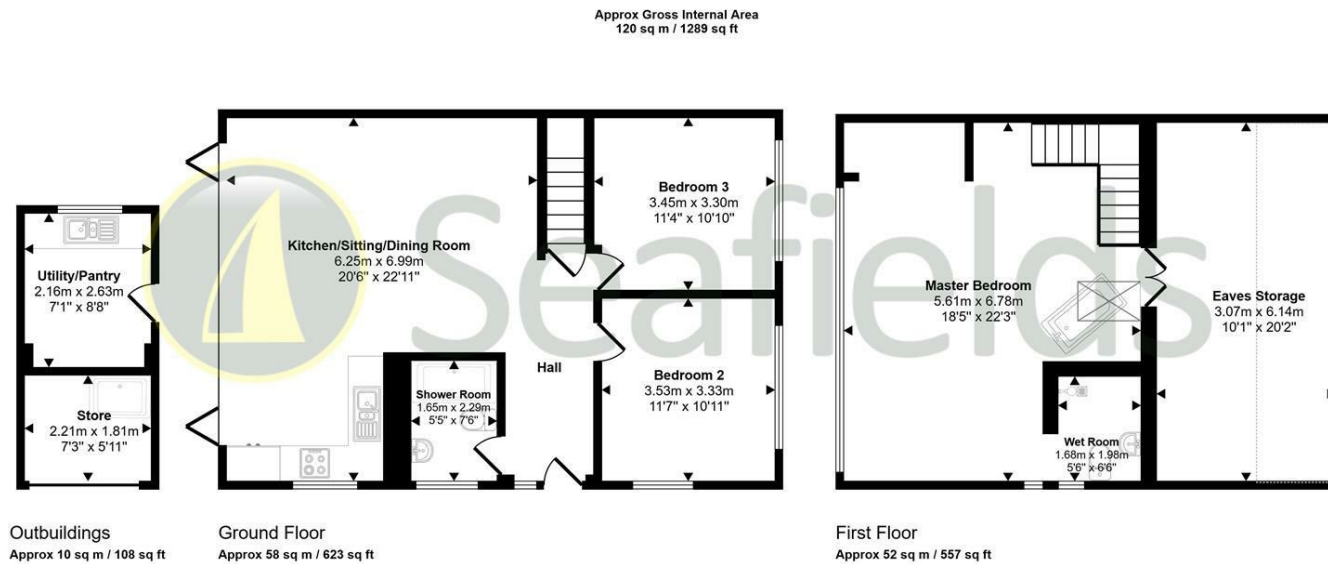
EPC Rating: C

Flood Risk: Very low

Utilities: Mains gas, electrics and water.

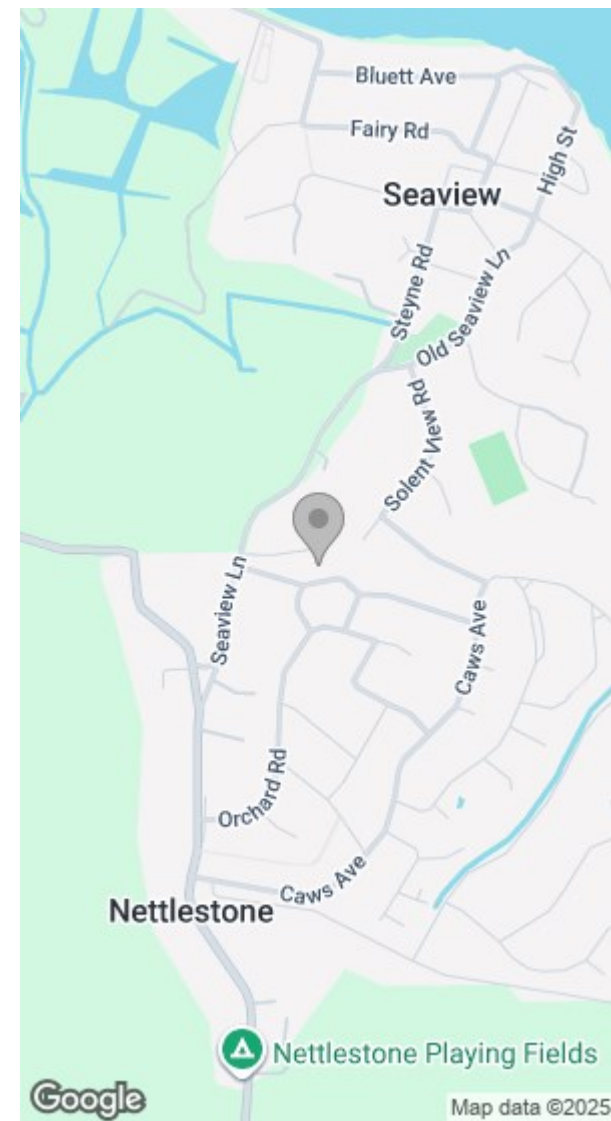
**DISCLAIMER:**

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.



Denotes head height below 1.5m

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

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