



Guide Price £625,000

GLENROY, STEYNE ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5EP





## **FABULOUS OPPORTUNITY TO ACQUIRE A 'HEART OF THE VILLAGE' HOME!!**

Offering an abundance of original charm, this surprisingly spacious 4-5 BEDROOM semi-detached Victorian family home is just minutes away from the superb beaches, Yacht Club, shops and eateries/bars. Having been enjoyed by the current owners for over 50 years, the property is absolutely ideal for those seeking a conveniently situated permanent or second family home - offering ample scope on which to 'put one's own stamp'. The ground floor accommodation comprises a very well proportioned kitchen/diner opening to a 'lean-to' store, separate front sitting room plus a dining room (or fifth bedroom as its current use) and downstairs shower room. Upstairs offers 4 bedrooms and a family bathroom. Benefits include gas central heating and an enclosed PATIO GARDEN. Offered as CHAIN FREE, we would highly recommend an internal inspection as soon as possible.

### **ACCOMMODATION:**

Handsome period entrance door (with pretty stained glass feature) leading to:

### **HALLWAY:**

A most spacious and welcoming carpeted entrance hall with stairs and attractive balustrade to first floor. Stripped wood doors leading to:

### **SITTING ROOM:**

A lovely bright room with bay sash window to front. Tiled fireplace with arched recesses to either side. Radiator.

### **DINING ROOM/BEDROOM 5:**

Currently utilised as a fifth bedroom, another generous room with sash window to rear plus attractive arched window to side. Radiator.

### **KITCHEN/BREAKFAST ROOM:**

An impressively large family kitchen with ample space for table and chairs. Fitted with white wall and base units with work surfaces over. Inset stainless steel sink unit. A period feature Range/bread oven. Space for cooker, fridge/freezer and plumbing for washing machine. Large built-in stripped wood storage cupboards - one housing hot water tank. Window and door to lean-to, plus 2 windows to rear. Radiator.

### **LEAN-TO:**

A most useful space; ideal for bicycles/dinghy/beach gear storage. Doors and windows to side and rear. Internal windows to Kitchen and Dining Room/Bedroom 5.

### **DOWNSTAIRS SHOWER ROOM:**

Fully tiled room comprising coloured suite of shower cubicle (with shower rail), low level w.c and wall mounted wash hand basin. Elevated radiator. Extractor fan.

### **FIRST FLOOR LANDING:**

A large landing with arched feature, airing cupboard and skylight window offering natural light. Radiator. Doors to:

### **BEDROOM 1:**

A lovely bright double bedroom with sash bay window to front. White fronted fitted double wardrobe/cupboard. Radiator.

### **BEDROOM 2:**

A generous double bedroom with handsome feature fireplace with cast iron insert. Wall mounted sink unit. Radiator. Built-in wardrobe/cupboard. Sash window to rear.

### **BEDROOM 3:**

12'7 x 10'4 (3.84m x 3.15m)

Another double bedroom with pretty period fireplace. Wall mounted sink unit. Sash window to side. Radiator. Fitted wardrobe/cupboard.

### **BEDROOM 4:**

8'1 x 6'3 (2.46m x 1.91m)

A single bedroom with sash window to front. Radiator.

### **BATHROOM:**

Comprising white modern suite of bath with mixer shower attachment (with splash back wall panels), wash hand basin and low level w.c. Radiator. Striking theme walls x 2. Opaque sash window to side.

### **GARDEN:**

To the rear of the property is an enclosed paved garden—ideal for summer al fresco dining/entertaining plus storage of kayaks, etc. Side access to front.

### **OTHER PROPERTY FACTS:**

Council Tax Band: E

Tenure: Long Leasehold (Balance of 999 years w.e.f. 1884).

Seller's situation: Chain free

Conservation Area: Yes

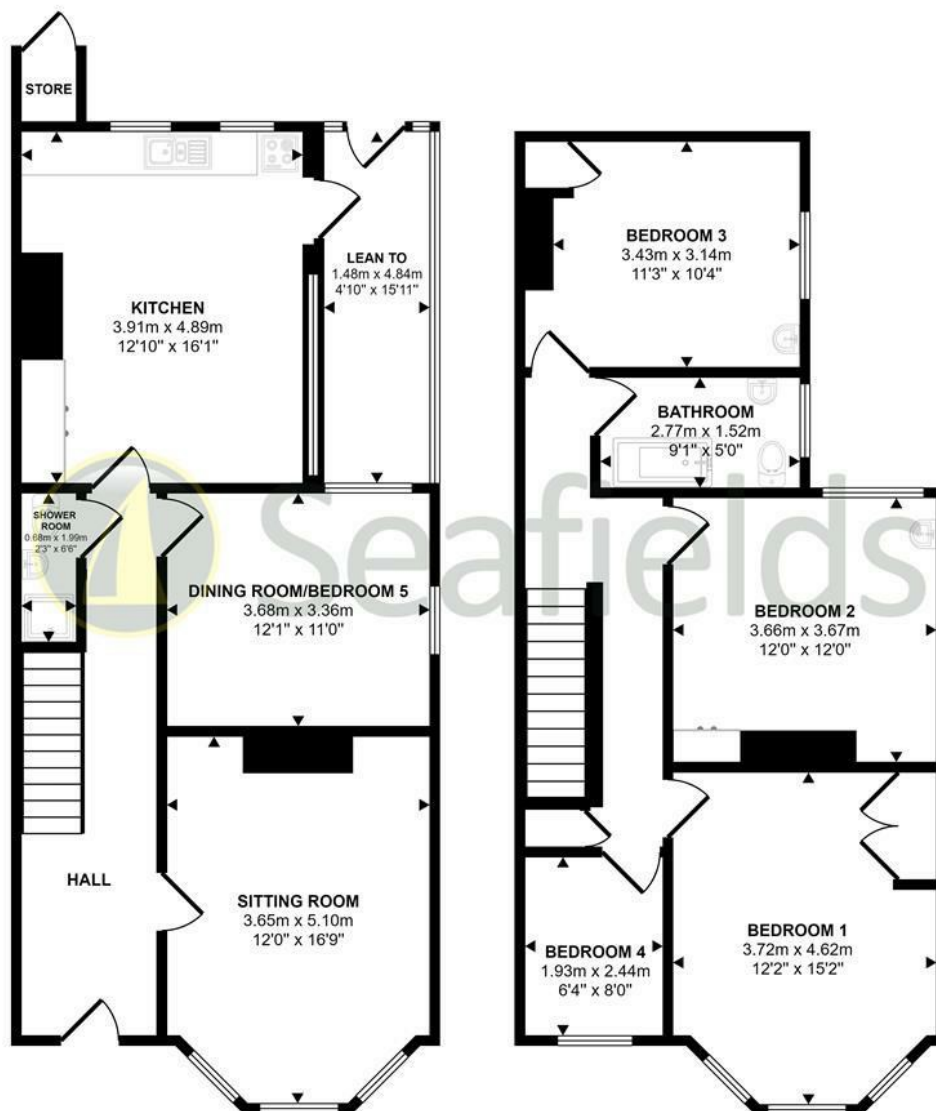
Listed Building: No

Flood Risk: Low

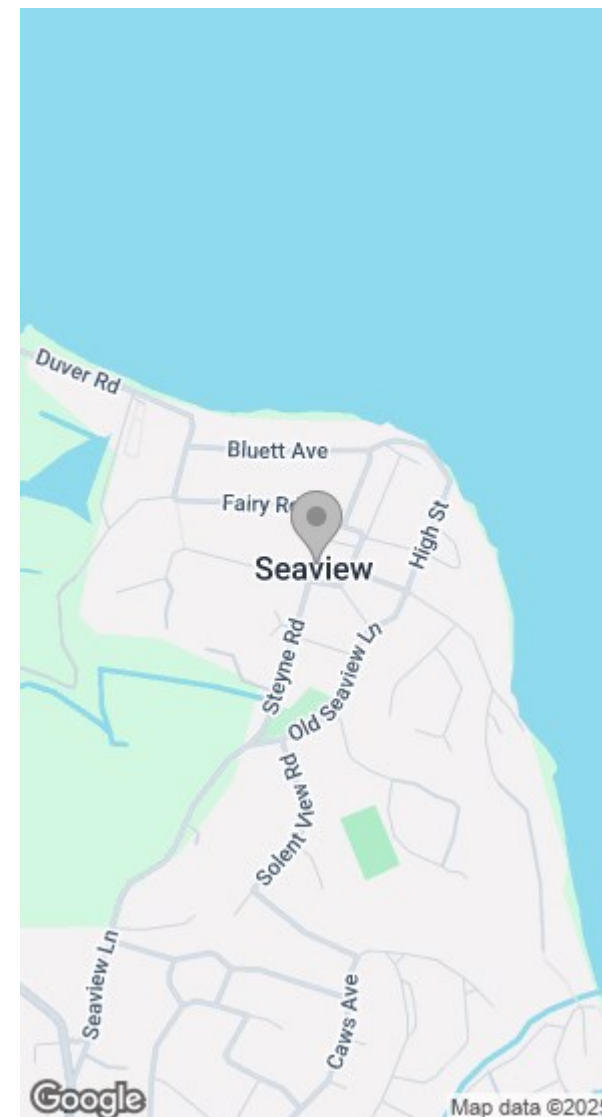
### **DISCLAIMER:**

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.

Approx Gross Internal Area  
140 sq m / 1503 sq ft



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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