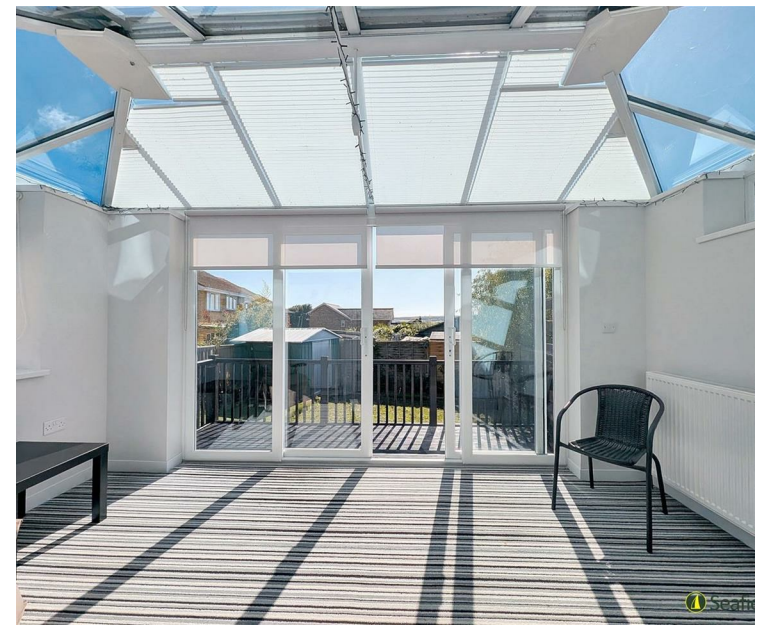




Guide Price £335,000

SOUTHFIELD, FIELD LANE, ST. HELENS, ISLE OF WIGHT, PO33 1UU



Seafields

GREAT SPACE, LIGHT AND TRANQUILITY!

Situated within a most appealing tucked away setting, this very well presented **SEMI-DETACHED HOUSE** is a stroll away from the Village Green, convenience store/post office, primary school and eateries, as well as the marina, beautiful beaches and rural walkways. The property offers an inviting hallway leading to a quality fitted kitchen and large sitting/dining room, which in turn opens into an airy and bright conservatory. Further accommodation includes a downstairs w.c., first floor modern shower room plus 3 **BEDROOMS**. There are truly impressive far reaching views towards Culver Downs with further benefits including **GAS CENTRAL HEATING**, double glazing, an attractive **REAR GARDEN** (with lawn and large elevated sun deck), as well as a large open **DRIVEWAY** providing ample car/boat parking space and leading to a good sized **GARAGE**. A delightful family home which is being offered as **CHAIN FREE!**

ACCOMMODATION:

Double glazed door and adjacent window into:

HALLWAY:

A welcoming carpeted hallway with radiator. Stairs leading to first floor with cupboard below. Doors to:

KITCHEN:

Modern kitchen fitted to a high standard and comprising a range of pale grey fronted wall and base units with smart contrasting worktops incorporating inset stainless steel sink unit with 'shower' tap. Good range of integral appliances including ceramic hob with pan drawers under; electric oven; fridge and freezer; washing machine and slimline dishwasher. Radiator. Recessed down lighters. Double glazed door to outside. Large double glazed window to front.

SITTING/DINING ROOM:

A lovely large L-shaped room with designated dining area. Radiator. Attractive obscured glass panelled folding doors through to Conservatory.

CONSERVATORY:

Large bright carpeted conservatory with double glazed windows plus an attractive glass roof with retractable blinds. Double glazed sliding doors to decked area with views over Culver Downs. Radiators x 2.

DOWNSTAIRS WC:

Comprising low level w.c. and wash hand basin. Tiled flooring.

FIRST FLOOR LANDING:

Carpeted landing with access to boarded loft space with light and pull down ladder. Built-in linen cupboard. Doors to:

BEDROOM 1:

Large carpeted double bedroom offering far reaching views towards Culver Downs via double glazed windows. Radiator. Door to good sized wardrobe with hanging rails and shelf.

BEDROOM 2:

A second double bedroom with double glazed window to front. Radiator. Carpeted flooring. Cupboard housing gas combination boiler with and shelving. Radiator.

BEDROOM 3:

A good sized single bedroom with double glazed window to rear offering more lovely Downs views. Radiator.

SHOWER ROOM:

Modern white suite comprising large shower cubicle, vanity wash hand basin and w.c. Full tiling to walls and floor. Extractor fan. Heated towel rail. Obscured double glazed window. Recessed lighting.

GARDEN:

Set within a well proportioned plot, the enclosed rear/side garden comprises a large elevated timber decked area - perfect spot for al fresco dining, entertaining and enjoying the rural outlook - with steps down to the rest of the garden which is mainly laid to lawn. Large metal shed. Gated side entrance.

DRIVEWAY and GARAGE:

There is a large private driveway providing ample parking (and turning area) for up to 4 vehicles. This leads to a single garage with up and over door, light, power - plus access to roof storage.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Conservation Area: No

Council Tax Band: D

Flood Risk: Very Low

Energy Performance Rating: TBC

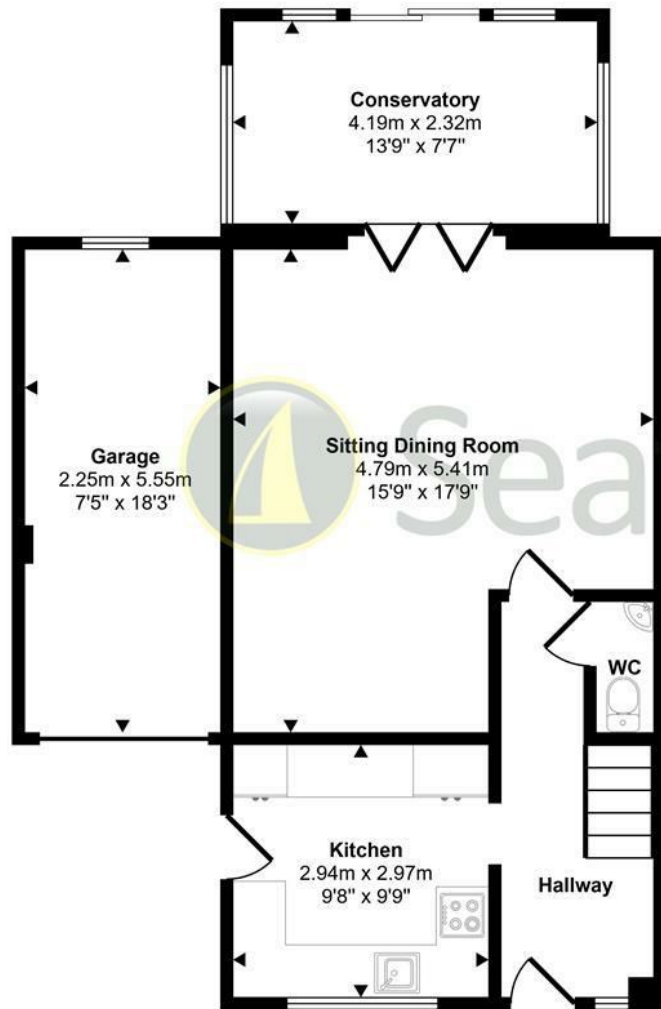
Services: All mains gas, electricity and water

Sellers' Situation: Chain Free

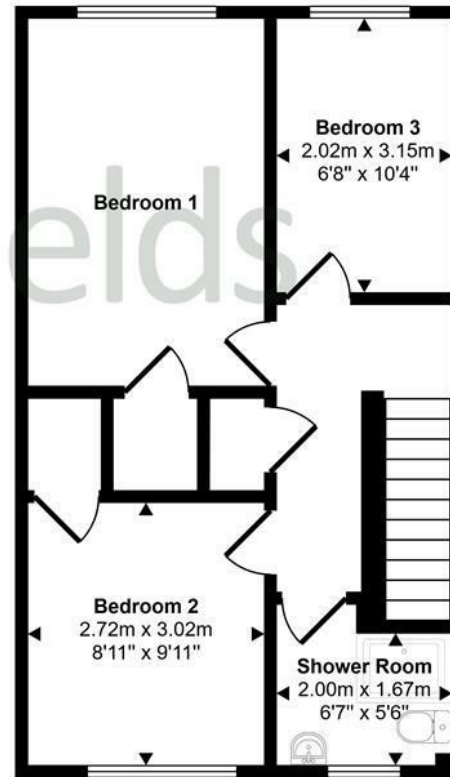
DISCLAIMER:

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
108 sq m / 1162 sq ft

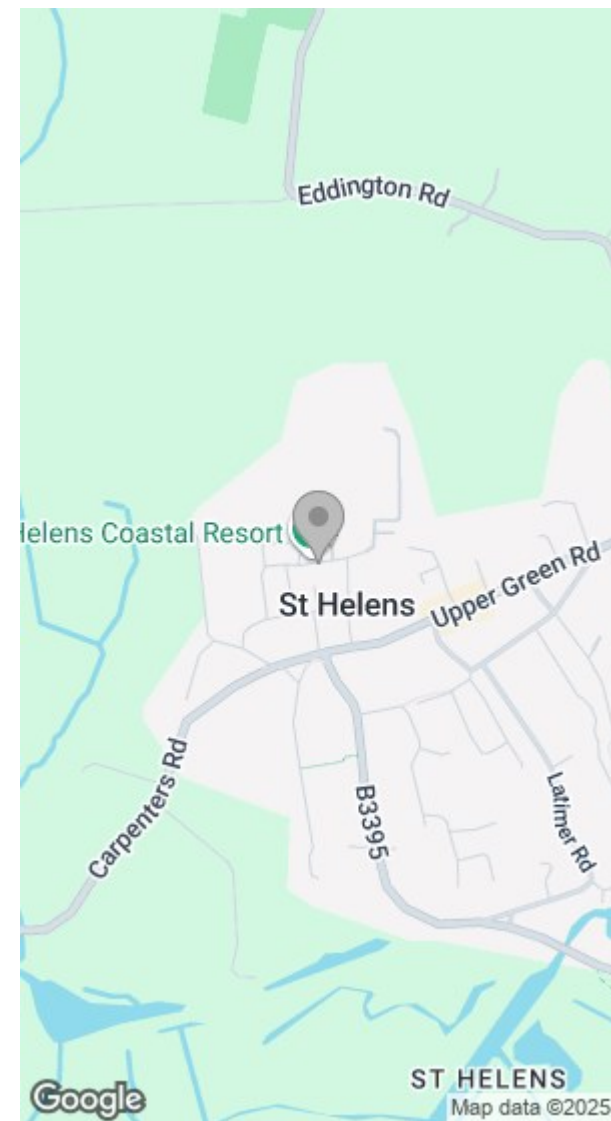


Ground Floor
Approx 66 sq m / 708 sq ft



First Floor
Approx 42 sq m / 454 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 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	

