

# 50, Solent View Road

Seaview, Isle of Wight PO34 5HH



Fantastically positioned at the end of a cul-de-sac, in a highly sought-after area, this stunning elevated bungalow boasts three double bedrooms, a modern kitchen, a living room, a front and rear garden with a driveway and garage.

- Detached bungalow in an elevated position
- Modern, coastal inspired interiors
- Approved planning to extend at the front and back
- Integral garage and driveway parking
- Located in a highly sought-after position
- Three double bedrooms (one with en-suite)
- Short walk to Seagrove Bay
- Naturally light living room with a balcony
- Fully enclosed rear garden
- Close to local village amenities

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in a prime position in a quiet residential area just moments from the beach, this bungalow represents a rare opportunity to acquire a beautifully presented seaside family home in one of the most desirable locations on the Isle of Wight, which also has been used as a successful holiday let for the last three and a half years. Having been extensively renovated and delightfully decorated with modern coastal inspired interiors, this charming bungalow offers neutral wall décor throughout with pale sage green painted skirting boards, doors, and doorframes. The renovations over the last ten years include the kitchen with recently replaced dishwasher and freezer, the bathroom, wooden tongue and groove wall panelling, and a replaced 'Megaflo' system which is controlled by the gas combination boiler. Offering three double bedrooms, one with an en-suite, this home includes a modern kitchen with integrated appliances, a naturally light living room with access to the balcony, and a family bathroom. A fully enclosed rear garden offers a range of seating areas, a shed, two side accesses, and recently replaced timber fencing surrounding. A handy integral garage offers additional storage space or parking as well as boasting a recently replaced electric roller door.

Additionally, this fantastic bungalow has approved planning permission to extend the property at the front and back to create an additional bedroom, utility room, and an open plan living area with an additional reception room and a decked balcony.

Located in the village of Seaview, the property is just a short stroll away from the wonderful sandy beach of Seagrove Bay which sits between Seaview beach and the secluded hidden gem of Priory Bay with its expanse of golden sands, making it popular for a whole range of beach activities and water sports. The gently sloping beach has a slipway running down into the sea, providing a regular launching platform for boats. 50 Solent View Road is perfectly situated to easily access a wide range of amenities in both the village of Seaview and Nettlestone with a well-stocked local convenience store nearby, a highly reputable primary school and bus route 8, which links Nettlestone village to the towns of Ryde, Newport and Sandown. The highly regarded coastal village of Seaview has a fantastic Edwardian promenade which enjoys beautiful views across the Solent, glorious sandy beaches and the renowned Seaview Yacht Club. There are plenty of opportunities for coastal cycling or walking in the area, and even a spot of bird watching at the nearby Hersey Nature Reserve where a whole host of local wildlife including King Fishers have been spotted. Seaview village offers a range of conveniences including a community grocery shop, a coffee shop and a gastropub, a pharmacist complete with a post office, and Seaview Hotel Restaurant and Bar. The nearby towns of Ryde and Fishbourne provide regular car ferry links and high-speed foot passenger travel links for those quick trips across the Solent to the mainland.

The accommodation comprises of an entrance hall leading to three double bedrooms, a living room, a kitchen, the family bathroom, and an airing cupboard.

#### **Welcome to 50 Solent View Road**

Tucked away at the end of a quiet cul-de-sac, this bungalow offers a sweeping driveway which leads to the integral garage at the front of the home. Surrounded by mature shrubs and trees, the driveway offers grass as well as a cherry tree, roses, a hydrangea, a mature cordyline australis, and a young apple tree. A series of flower beds frame the front of the house, and a steppingstone path leads to the steps to the front door.

#### **Entrance Hall**

*extending to 25'10 (extending to 7.87m)*

Through the UPVC front door is a stunning entrance hall boasting solid wood floors and neutral tongue and groove panel walls. This space leads to three double bedrooms, the living room, the kitchen, an airing cupboard, and the family bathroom. The loft hatch can also be found in this space and provides a pull down ladder leading to a partially boarded loft which houses the boiler.

### **Living Room**

17'06 x 10'05 (5.33m x 3.18m)

Offering a fantastic living space with a large sliding door to the balcony, this room features a window to the side aspect, an electric log burner, and a glazed door to the entrance hall. This room is finished with a neutral carpet.

### **Balcony**

Enjoying an elevated position over the front garden and driveway, this balcony offers a serene setting overlooking the surrounding trees and the perfect spot to listen and watch the wildlife. The balcony presents a decorative metal balustrade and artificial grass flooring.

### **Kitchen**

13'09 x 8'04 (4.19m x 2.54m)

Filled with natural light from the two windows to the front aspect, this modern kitchen benefits from pale sage green base and wall cabinets with a solid wooden worktop and matching upstand. Integrated within the base cabinets is a fridge and separate freezer, a dishwasher, and smart storage solutions. The worktop incorporates an undermounted 1.5 bowl sink and a gorgeous, recently replaced, 'Smeg' six ring gas hob cooker with a stainless steel and glass cooker hood over and an opaque grey glass splashback. The room is finished with wooden flooring and a partially obscure glazed window and a glazed door to the entrance hall. The room also offers an obscure glazed UPVC door to the rear garden.

### **Bedroom One**

11'06 x 9'06 (3.51m x 2.90m)

Benefiting from an en-suite shower room, this beautiful double bedroom offers a window to the rear aspect, with views over the garden, and space for bedroom furniture. The room is finished with a neutral carpet.

### **En-Suite Shower Room**

With a hardwood floor, this handy en-suite shower room comprises a shower with a rainfall shower head and smaller attachment plus it is enclosed by a folding glass door and surrounded by white wall tiles. A wall mounted hand basin with a mirror over, dual flush w.c, and extractor fan can also be found in here.

### **Bedroom Two**

12'02 max x 9'07 max (3.71m max x 2.92m max)

With a window to the rear aspect, overlooking the garden, this double bedroom offers space for bedroom furniture and a neutral carpet.

### **Bedroom Three**

9'08 x 8'03 (2.95m x 2.51m)

Currently used as a dining room, this double bedroom offers a window to the side aspect and neutral carpets.

### **Family Bathroom**

Continuing the wooden flooring from the entrance hall, this family bathroom benefits from a bath with a shower over, a midway tongue and groove fitted wall unit, with a solid wood counter, which incorporates the hand basin and dual flush w.c. The room is finished with a large wall mounted mirror and an extractor fan.

### **Rear Garden**

Accessed from the steps down from the rear door or through the gates at either side, this charming garden offers a decking area which presents the perfect spot to enjoy al fresco dining. Fully enclosed by timber fencing, the garden benefits from natural screening from mature trees and a manageable grass lawn. A large shed in the corner of the garden provides space for storage and the garden also has external lighting and a tap.



### **Parking & Garage**

17'08 x 16'09 (5.38m x 5.11m)

Providing parking for a vehicle, this handy double garage offers plumbing for a washing machine, a few base and wall cabinets for storage, and the electrical consumer unit. The space is enclosed by a white electric roller door. The sweeping concrete driveway provides additional parking plus there is unrestricted on-road parking nearby.

50 Solent View Road provides a fantastic opportunity to acquire a three-bedroom bungalow with investment potential, just a short walk from the beach. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

### **Additional Information**

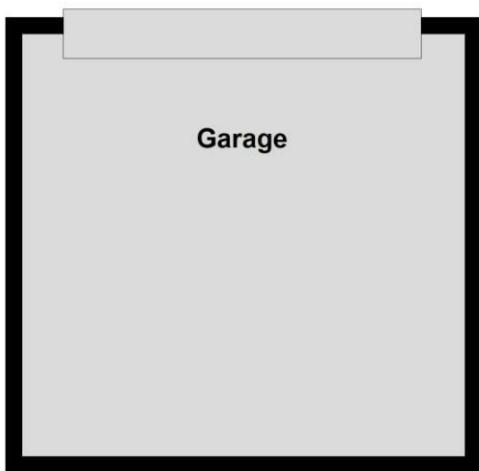
Tenure: Freehold

Council Tax Band: D

Services: Gas, electricity, mains water and drainage



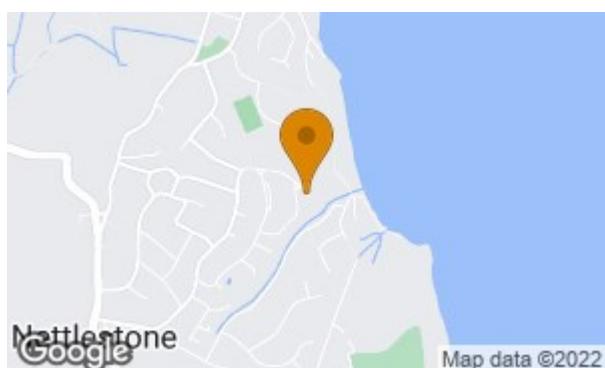
### Ground Floor



### First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

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