



Guide Price £499,950
27 SOLENT VIEW ROAD, SEAVIEW, PO34 5HX

 **Seafields**

A CHARMING HOME IN TRANQUIL SETTING!

This delightful DETACHED HOUSE offers surprisingly spacious and versatile accommodation and is located in a most sought after, very peaceful location. There is a large triple aspect sitting room, separate kitchen (with divided utility area), 4 BEDROOMS and 2 BATH/SHOWER ROOMS (one of each on the ground floor. Benefits include GAS CENTRAL HEATING and double glazing, plus open front lawn and a very private REAR GARDEN. The added bonuses are the driveway parking plus INTEGRAL GARAGE with electronic door. The location of No. 27 is conveniently close to the bus route, as well as a stroll down to Seagrove Bay plus Seaview and Nettlestone village shops and amenities. Ryde town is less than 10 minutes' drive away - with its shopping centre, amenities and mainland passenger ferry links. Offered as CHAIN FREE, this home is well worth a visit!

ACCOMMODATION:

Obscured double glazed entrance door to:

ENTRANCE PORCH:

A welcoming entrance porch with double glazed window to side. Glazed door to:

DINING HALL:

A superbly proportioned 'hall' - offering ample space for dining table and chairs. Carpeted flooring with stairs leading to first floor with high level double glazed window allowing ample light to flow through. Radiator. Doors to:

SITTING ROOM:

A superbly proportioned triple aspect, carpeted sitting room with double glazed windows to front and side, plus large sliding doors to rear garden. Radiator. Feature fireplace with electric fire fitted.

KITCHEN:

A spacious and bright kitchen comprising range of white fronted cupboard and drawer units with contrasting work surfaces over Inset sink unit with mixer tap. Tiled splashbacks. Space and plumbing for appliances including gas cooker, washing machine, dishwasher and fridge/freezer. Vinyl flooring. Radiator. Double glazed window and side door to rear garden.

STUDY/BEDROOM 4:

A large downstairs carpeted bedroom with double glazed window to side and sliding doors to rear garden. Radiator. Good range of fitted book shelving.

SHOWER ROOM:

Comprising suite of fully tiled shower cubicle, wash hand basin and w.c.. Electric heater. Obscured double glazed window.

FIRST FLOOR LANDING:

Via half landing with high level double glazed windows with blinds. Deep linen cupboard. Doors to:

BEDROOM 1:

Large dual aspect double bedroom with double glazed windows to front and rear. Radiator. Good range of fitted wardrobes/cupboards.

BEDROOM 2:

Another carpeted double bedroom with double glazed window over-looking rear garden. Radiator. Fitted wardrobes.

BEDROOM 3:

Carpeted single bedroom (or study) with double glazed window to front. Radiator. Fitted cupboards.

BATHROOM:

Comprising suite of panelled bath with mixer shower attachment and tiled surround; pedestal wash hand basin and w.c.. Shaver point. Radiator. Obscured double glazed window to rear.

GARDEN:

A lovely fully enclosed and very private rear garden comprising a paved patio area with the rest being mainly laid to lawn. Mature shrubs and hedges to the borders. Outside tap. Gated access to both sides leading to the front of the property. To the front, there is an open lawned area with flower and shrub borders.

DRIVEWAY:

Deep driveway providing off-street parking and leading to:

GARAGE:

A single garage with electronic up-and-over door, power and light. Wall mounted Vaillant gas boiler. Gas and electric meters. Consumer unit. Internal door leading to Hall.

OTHER USEFUL INFORMATION:

Construction: Standard

Council Tax Band: E

Energy Performance Rating:

Flood Risk: None

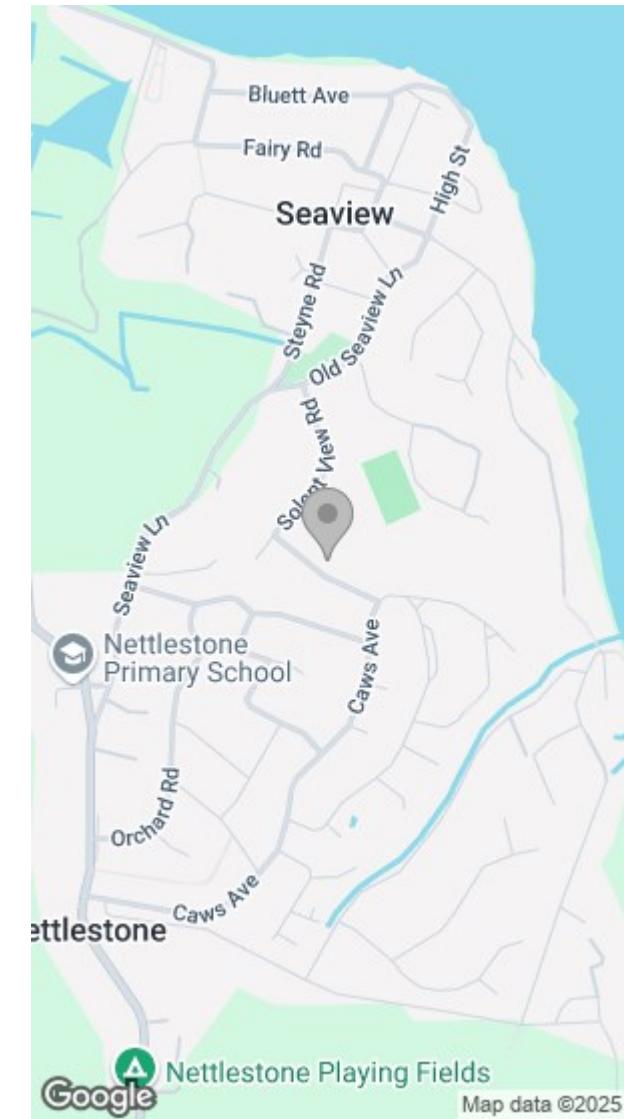
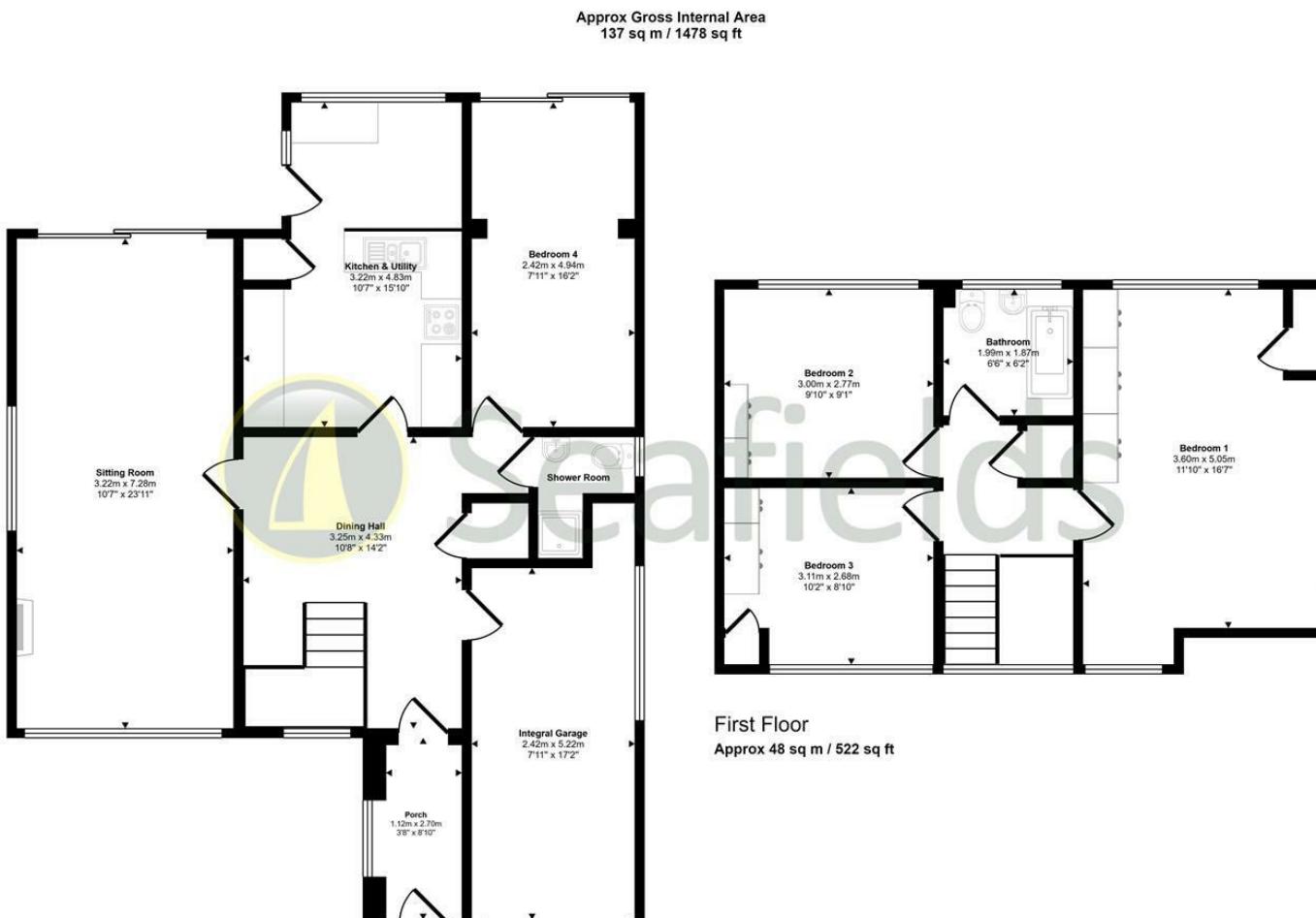
Conservation Area: No

TENURE:

Freehold

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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