



Guide Price £950,000
OLD ORCHARD, STEYNE ROAD, SEAVIEW, PO34 5BH



BEAUTIFUL FAMILY HOME WITHIN ENVIABLE VILLAGE SETTING!
Welcome to Old Orchard, a truly charming attached 3 STOREY Victorian villa, retaining many original features throughout including the timber floorboards (where specified), attractive fireplaces, ornate balustrade, sash windows, cornicing and picture rails. The welcoming hallway leads to an impressive dual aspect reception room with designated sitting and dining areas, separate kitchen and sizeable laundry room. There are also 5 LARGE BEDROOMS, 2 bathrooms and 4 WCs. Situated on a substantial plot, the LARGE L-SHAPED GARDEN is a particular feature comprising 2 patio areas (perfect for summer barbecues and entertaining), large lawns plus gateway to the renowned 'Sophie Watson's Gardens'. Additional benefits include a LONG DRIVEWAY plus outhouses including the 'Lushington' BOAT STORE, art studio/summer house and garden shed. Less than a 5 minute walk to the village centre, there is a host of amenities, bars/restaurants, Yacht Club and wonderful beaches. Ryde's passenger ferry links are less than 10 minutes' drive away (or a stroll along the sea wall) - with the car ferry terminal being approximately 15 minutes' drive away. A truly charming home within such a picturesque setting!

PORCH:
Storm porch with part-glazed entrance door to:

ENTRANCE HALL:
A very welcoming hallway with original tiled flooring. Arched feature plus timber stairs with ornate balustrade leading to first floor. Concealed radiator. Timber doors to:

SITTING/DINING ROOM:
A beautiful 'double' reception room with designated sitting and dining areas. Continuation of timber floorboards. Return doors x 2 to hall. Sash windows to front and rear, plus French doors to outside. Attractive fireplaces x 2. Radiators.

STUDY:
Light and airy triple aspect study/sun room with double glazed windows and French doors to front. Wood flooring with under floor heating.

KITCHEN/BREAKFAST ROOM:
Fitted kitchen comprising range of cream fronted cupboard and drawer units with contrasting work surfaces and under unit lighting. Inset sink unit. Space and plumbing for Range cooker, dishwasher and fridge/freezer. Airing cupboard housing 'Vaillant' gas boiler and hot water tank. Ceramic tiled flooring. Double glazed deep bay to side.

LAUNDRY ROOM:
Large, very useful laundry with good range of cream coloured cupboard and drawer units. Space and plumbing for washing machine and tumble dryer. White Butler sink. Windows to both sides and door to outside.

CLOAKROOM/WC:
Comprising white suite of wash hand basin and w.c. Cupboard housing electric meter and fuse board. Sash window with shutters.

FIRST FLOOR LANDING:
Attractive landing with sash window to side and original timber floorboards. Carpeted stairs to second floor. Timber doors to:

MASTER BEDROOM:
Well proportioned carpeted double bedroom with sash bay window offering views towards and across the Solent. Radiators.

BEDROOM 2:
A second ample sized carpeted double bedroom with sash window to rear over-looking garden. Radiator.

BEDROOM 3:
Another well proportioned carpeted double bedroom. Sash window with shutters over-looking rear garden. Large fitted cupboard. Radiator.

BATHROOM 1:
A superbly proportioned family bathroom comprising panelled bath with shower over and screen; 'his and hers' white pedestal hand basins; w.c. Fitted cupboard. Mosaic tiled flooring. Side aspect double glazed bay window with shutters. Radiator.

BATHROOM 2:
White suite comprising bath with shower attachment and screen; wash hand basin and w.c. Wood laminate flooring. Sash windows with white shutters.

SEPARATE WC:
Comprising original chain flush w.c. Ceramic tiled flooring. Obscured sash window with shutters.

SECOND FLOOR LANDING:
Doors to:

BEDROOM 4:
A most interesting and attractive irregular shaped double bedroom with double glazed windows to side and front - both with Roman blinds. Carpeted flooring. Radiator. Under eaves storage.

BEDROOM 5:
Smaller double or single bedroom with white painted floor boards. Double glazed window (with Roman blind) over-looking rear garden. Radiator. Ample under eaves storage.

GARDENS and OUTHOUSES:
Superbly and unusually large L-shaped gardens comprising secluded patio areas - one being semi-circular and the perfect spot for Barbecues/entertaining. The rest is mainly laid to lawn. Gateway to driveway. Outhouses to include timber Art Studio (with light and power) plus garden shed.

DRIVEWAY / BOAT STORE:
A long, smart block paved driveway providing ample car/boat parking space and leading to a 'Lushington' boat store with power, double and single doors.

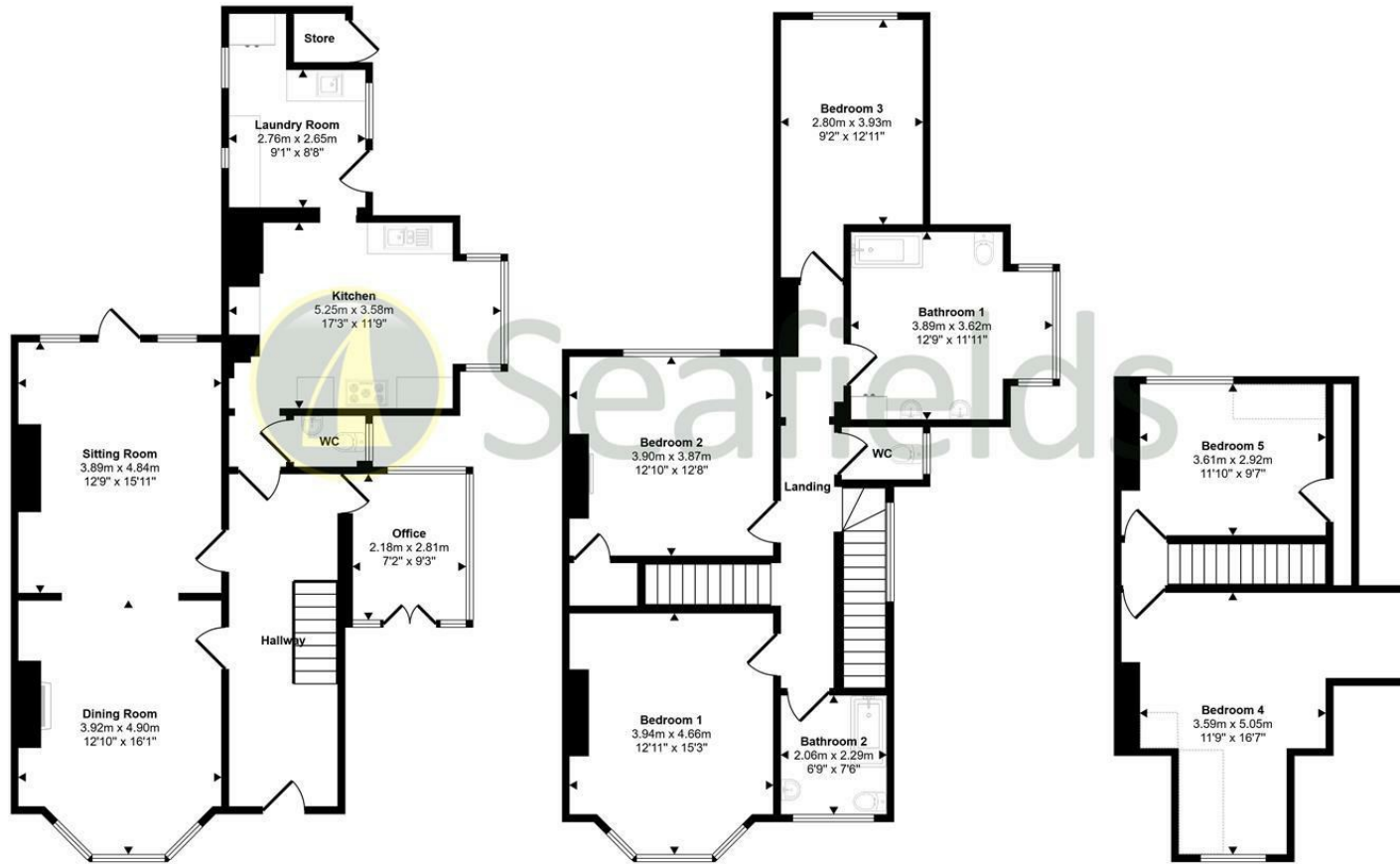
OTHER PROPERTY INFORMATION:
Tenure: Long Leasehold (Balance of 873 years)
Council Tax Band: F
Conservation Area: No
Listed: No
Flood Risk: No
Services: All mains connected

LOCATION:
Minutes' walk to the village centre and long stretch of beaches, the surrounding villages of Nettlestone, St Helens and Bembridge are a short distance away. A level sea wall walk leads to Ryde town (or a 7-8 minute) with its shops/bars/restaurants and mainland passenger ferry links. The Fishbourne to Portsmouth car ferry terminal is approximately 15 minutes' drive.

NOTE:
Floor plan and measurements are approximate and not to scale. None of these statements contained in these details are to be relied upon as statements of fact.

DISCLAIMER:
Under the Estate Agency Act 1979, we declare that the owner is associated with a member of the Seafields team.

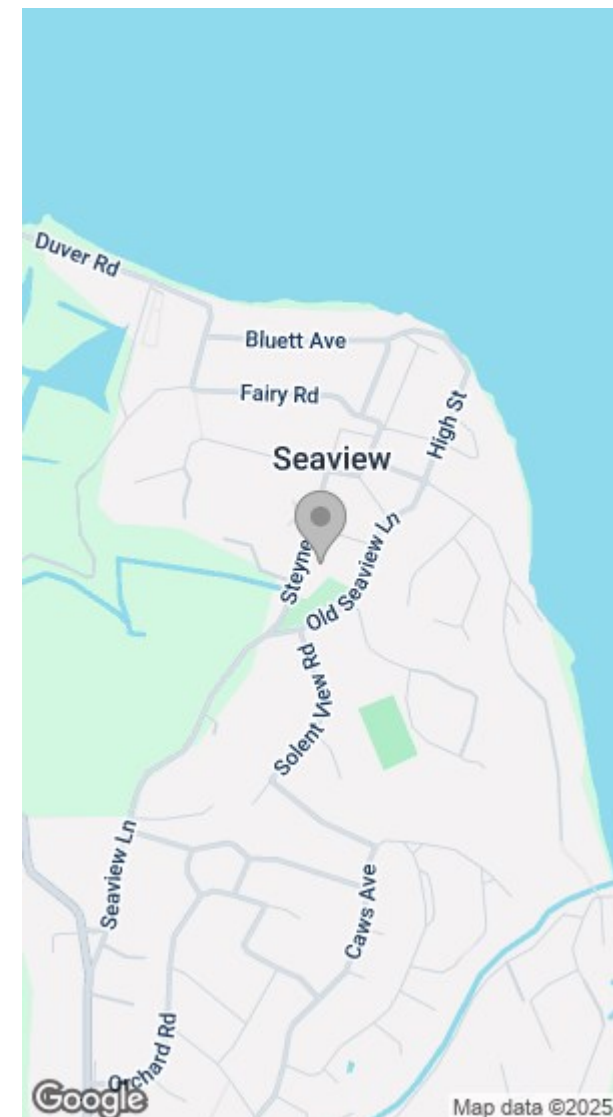
Approx Gross Internal Area
211 sq m / 2270 sq ft



Ground Floor
Approx 90 sq m / 974 sq ft

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 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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