



Guide Price £450,000  
1 ANSELLS, SEAVIEW, ISLE OF WIGHT, PO34 5JL



## **MOMENTS FROM SEAGROVE BAY - AND OFFERING WONDERFUL SEA VIEWS!!**

This attractive **DETACHED BUNGALOW** (elevated and accessed via a few steps) is located within a select cul-de-sac a short walk away from the most popular **SEAGROVE** and **PRIORY BAYS**, bus route and village amenities. Benefits include **BALCONY** offering super **SEA VIEWS**, attractive **GARDENS**, ample car/boat **PARKING** plus **DOUBLE GARAGE**. The accommodation consists of a charming dual aspect sitting room, separate kitchen/diner leading to the conservatory, **3 BEDROOMS** (2 doubles plus one small room) and **2 BATH/SHOWER ROOMS**. Further benefits include gas central heating and double glazing throughout with the superb added bonus being a delightful modern **TIMBER CABIN** with light and power (perfect extra accommodation / home office). Certainly, we would highly recommend a viewing to those seeking peace, convenience ... and sea views.

### **ACCOMMODATION:**

Entrance door with circular double glazed feature window and side panel into:

### **ENTRANCE HALL:**

Gloss wood effect flooring. Radiator. Access to loft space. Cloaks cupboard and further cupboard housing hot water tank with immersion fitted. Panelled doors to:

### **SITTING/DINING ROOM:**

17'10 x 10'1 (5.44m x 3.07m)

Bright, well proportioned carpeted reception room with double glazed window to side and large sliding double glazed doors to **BALCONY** - offering superb far reaching views across the Solent and onto the mainland beyond. Feature fireplace with wooden mantle. Radiator.

### **BALCONY:**

Large sea facing glazed balcony and excellent sea views - the perfect spot to relax and enjoy the Solent scene.

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

13'0 x 9'1 (3.96m x 2.77m)

Large modern fitted kitchen comprising good range of cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit with mixer taps. Appliances including 4-ring Belling gas hob; electric double oven; dishwasher; washing machine. Recessed down lighters. Radiator. Vinyl flooring. Sea facing double glazed windows. Double glazed door to Conservatory.

### **CONSERVATORY:**

9'1 x 9'0 (2.77m x 2.74m)

Triple aspect double glazed conservatory with sliding double glazed door to raised deck (with steps leading to garden).

### **BEDROOM 1:**

12'0 x 9'1 (3.66m x 2.77m)

Carpeted double bedroom with double glazed window. Radiator.

### **BEDROOM 2:**

11'1 x 9'1 plus wardrobe (3.38m x 2.77m plus wardrobe)

Double bedroom with double glazed window. Radiator. Built-in recessed wardrobe.

### **BEDROOM 3/STUDY:**

9'1 x 5'0 increasing to 7'1 (2.77m x 1.52m increasing to 2.16m )

A small bedroom - ideal cot room / snug / study with double glazed window and door to outside. Radiator.

Sliding door to:

### **SHOWER ROOM:**

6'1 x 2'1 (1.85m x 0.64m)

Comprising suite of shower cubicle, vanity wash hand basin and w.c. Non-slip flooring.

### **BATHROOM:**

8'1 x 5'0 (2.46m x 1.52m)

Suite comprising tiled enclosed bath with mixer shower over and folding screen; vanity wash hand basin and low level w.c. Fitted unit and mirror fronted wall unit. Shaver light.

### **GARDEN:**

The delightful garden comprises a variety of shingled/patio/lawned areas with cleverly positioned seating areas to enjoy the sunshine and shade according to one's preference. There is also a raised deck accessed via the conservatory with steps leading to the garden with a corner heptagonal shed with windows. Assorted plants and trees. Gates x 2 leading to the front and side of the property.

To the front, there is a lawned area with an array of well maintained shrubs.

### **TIMBER CABIN:**

Constructed within the past 2 years, this superb timber cabin comprises excellent internal space with vaulted ceiling, power and light. Double glazed windows and French doors to the garden. A perfect 'extra room' - also ideal as a home office.

### **DRIVEWAY:**

A long sweeping driveway (leading to the garage) provides parking for up to 3 cars/boats - and there is also a separate single parking bay.

### **GARAGE:**

17'0 x 18'0 (5.18m x 5.49m)

Large double garage with electronic remote controlled door, power, light and electric meter/consumer unit.

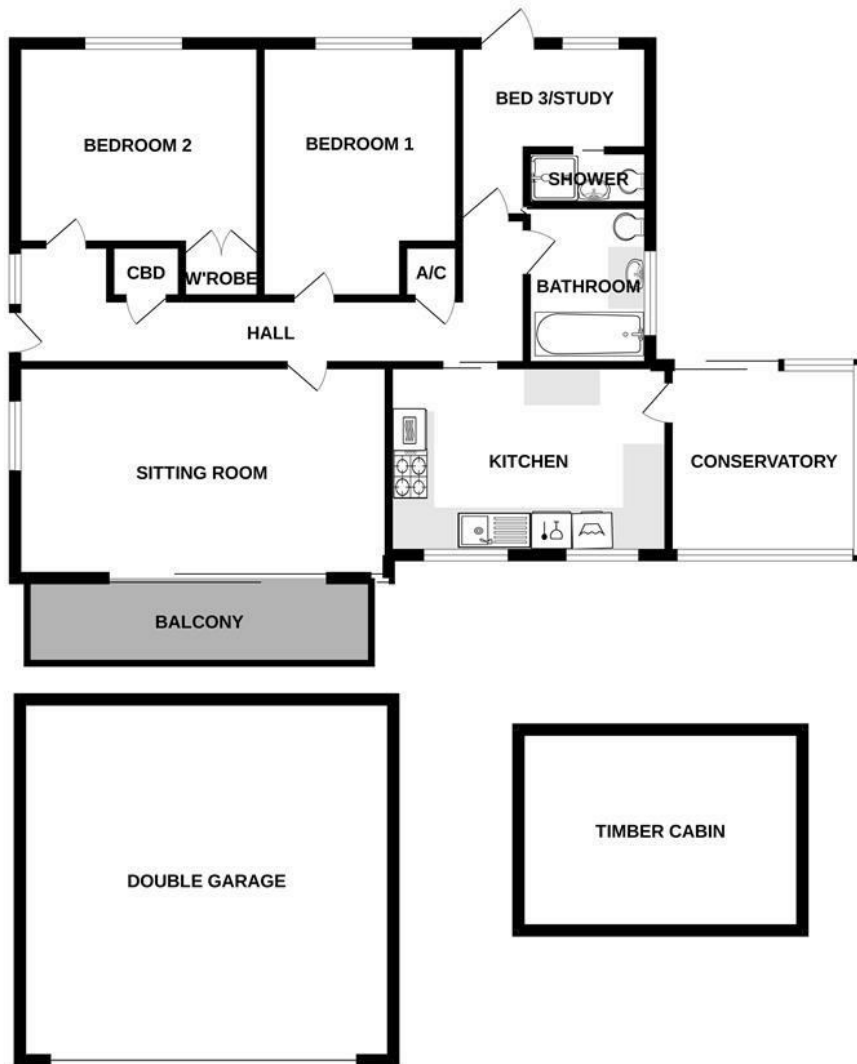
### **ADDITIONAL INFORMATION:**

Tenure: Freehold

Council Tax Band: D

### **DISCLAIMER:**

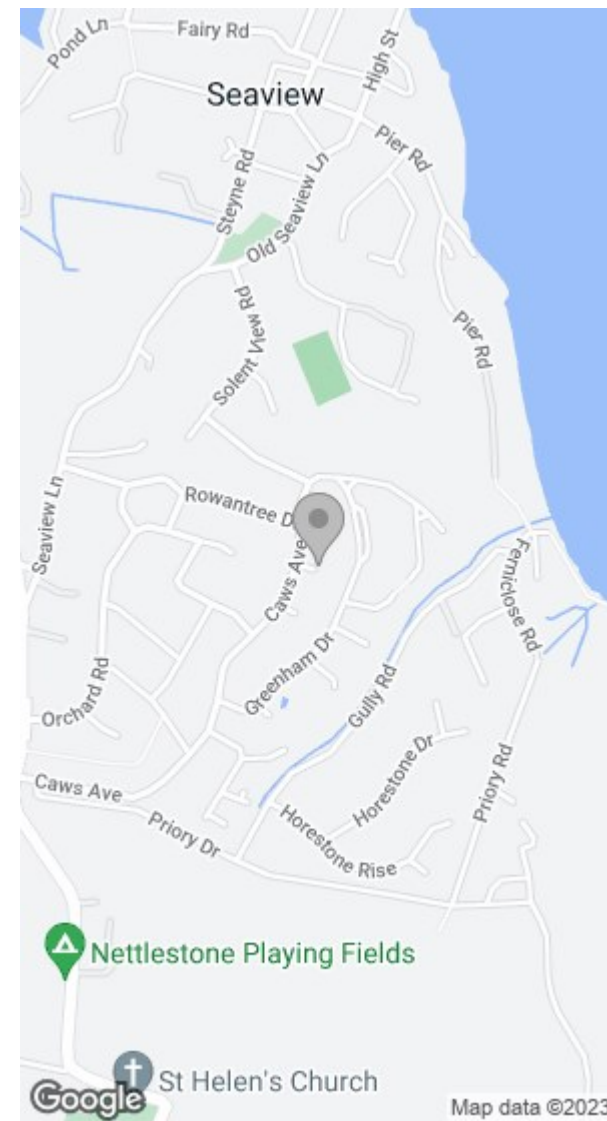
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022



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) A		(91-91) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

