



Offers In The Region Of £350,000  
5 ASHTREE WAY, SEAVIEW, ISLE OF WIGHT, PO34 5JQ



Seafields

## **SPACIOUS AND BRIGHT HOME IN PEACEFUL SETTING!**

**Delightful 3 BEDROOM detached bungalow in a highly sought-after residential area convenient for Nettlestone and Seaview shops and amenities, as well as the bus route through to Ryde, Bembridge and beyond. A quiet semi-rural location with a variety of local coastal and rural footpaths leading to neighbouring countryside and superb beaches.**

**The well proportioned accommodation comprises an entrance porch, large hallway, spacious and bright living room, separate kitchen and shower room. The property requires some modernisation which offers a new owner to 'put their own stamp on it' and benefits from GAS CENTRAL HEATING, double glazing, a sunny, easy to manage GARDEN, driveway parking plus GARAGE. We would highly recommend an early viewing of this CHAIN FREE home to avoid missing out.**

### **PORCH:**

A double glazed sliding door leads into the porch. The perfect space to store coats and shoes. Part glazed door into:

### **ENTRANCE HALL:**

Cupboard housing modern Vaillant combination boiler. Loft hatch. Telephone point. Honeywell wall mounted thermostat. Radiator. Doors off to:

### **LIVING ROOM:**

16'5" x 12'5" (5.00m x 3.78m)

A bright and airy space featuring a large wall length double glazed window to front. Feature fireplace. Television point. Radiators x 2.

### **KITCHEN:**

15'8" x 8'5" max (4.78m x 2.57m max)

A sliding door leads into this good sized kitchen comprising a selection of wall and floor mounted cupboards with contrasting surfaces over. Tiled splashbacks. 1¼ bowl sink with mixer tap. Larder cupboard. Space for freestanding cooker. Space and plumbing for washing machine and under counter fridge. Laminate flooring. Radiator. Double glazed window and door to outside.

### **BEDROOM 1:**

15'1" x 9'11" max (4.60m x 3.02m max)

A large double room, enjoying dual aspect double glazed windows to the side and rear, over-looking the garden. A substantial built in wardrobe and chest of drawers unit. Radiator.

### **BEDROOM 2:**

11'10" x 10'3" (3.61m x 3.12m)

Another good sized room with sliding doors leading to the garden. Radiator.

### **BEDROOM 3:**

11'11" x 9'2" (3.63m x 2.79m)

A third well proportioned bedroom with double glazed window over-looking the garden. Radiator.

### **SHOWER ROOM:**

6'5" x 5'7" (1.96m x 1.70m)

Comprising a matching white suite of low flush WC, basin & shower cubicle. Obscured double glazed window to side. Floor to ceiling tiles. Chrome ladder style radiator. Winterwarmer electric fan heater. Shaver socket.

### **OUTSIDE:**

To the rear, there is a delightful, sunny garden which comprises a concrete patio area with the rest being mainly laid to lawn with attractive flower and shrub beds plus various small trees. Greenhouse. Outside tap. Gated side access to front.

The front garden offers an open-plan lawn with well stocked flower borders. There is also a front awning, keeping you protected come rain or shine.

### **DRIVEWAY AND GARAGE:**

Providing parking for 2-3 cars and leading to a single garage.

### **TENURE:**

Freehold

### **COUNCIL TAX:**

Band 'D'

### **DISCLAIMER:**

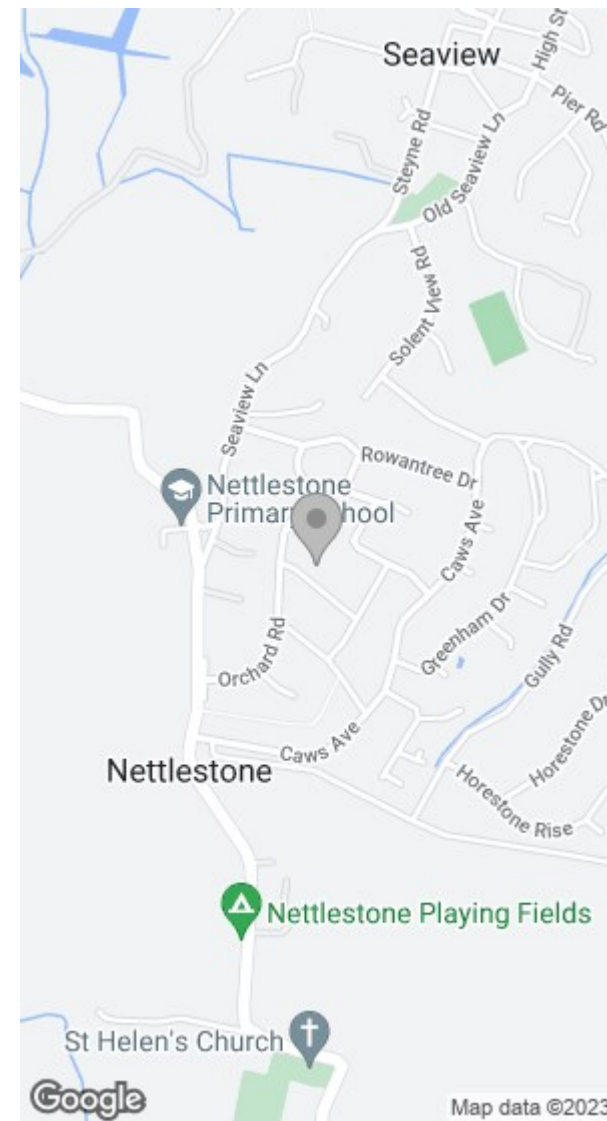
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

**GROUND FLOOR**  
1025 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 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.  
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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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

