



COASTGUARD HOUSE
SEAVIEW, ISLE OF WIGHT

spence
willard

COASTGUARD HOUSE

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THE FORMER COASTGUARDS HOUSE SITUATED IN A PRIME POSITION OVERLOOKING THE EASTERN SOLENT. BOASTING FINE SEA VIEWS TO THE FRONT AND A RURAL OUTLOOK TO THE REAR WHERE THERE ARE ALSO GARDENS, OUTBUILDINGS AND GARAGING.

Constructed in approximately 1860, Coastguard House is a unique property with exceptional sea views. Arranged over two floors there are five bedrooms and two bathrooms with plenty of living space and while there is a good deal of potential for modernisation, the property is highly versatile with scope to arrange the accommodation to suit or to take it onto the next level. The house boasts an array of period features and plenty of character with many hand-carved finishes including hardwood doors, internal wall cladding, picture rails and original fireplaces. There are stunning views out to sea from all principal rooms and together with a good deal of garden space to the rear, garaging and workshops, Coastguard House offers an excellent all-around package.



An easy, level walk leads to both Seaview village, with its Yacht Club, beaches, shops and restaurants and to Ryde town with its high-speed passenger ferry and Hovercraft services to Portsmouth and Southsea. Ryde also has a range of shops, restaurants and a well-regarded private school. The nearby Boathouse Pub is very convenient and there are a number of excellent parks and beaches accessible in close proximity.

ACCOMMODATION

GROUND FLOOR

HALLWAY High ceilings, under-stair walk-in cloakroom storage and utility cupboard with space and plumbing for a washing machine.

BEDROOM 3 Generous double bedroom with plenty of light provided by a large bay window with Solent outlook.

BEDROOM 5 A generous single bedroom with built-in wardrobe storage and original timber sash casement windows. Garden views.

BATHROOM Incorporating pedestal wash basin, panelled bath with shower attachment over and W.C.

DINING ROOM/RECEPTION ROOM With sea views through timber sash windows and an original brickwork fireplace with electric fire inset.

ANCILLARY KITCHEN/UTILITY ROOM Under-counter and wall-mounted kitchen cupboards with a sink/drainers with mixer tap over, space and plumbing for a dishwasher, under-counter fridge/freezer, larder cupboard, high ceiling with laundry maid and wall-mounted Vaillant gas boiler.



FIRST FLOOR

Much of the first floor is apportioned to living space to take in the exceptional views.

SITTING ROOM Dual aspect room with garden outlook and onto fields beyond to the rear and an exceptional bay window complete with window seat enjoying commanding panoramic views of the eastern Solent. Brick fireplace.

KITCHEN A characterful room with a full range of wall-mounted and under-counter storage, four ring gas hob and integrated cooker. Space and plumbing for a dishwasher and ornate handmade wooden shelving and walk-in pantry.

DINING ROOM/LIVING AREA A large reception space with great views out to sea.

BEDROOM 1 Double bedroom with built-in wardrobe storage and wash basin. Sea views.

BEDROOM 4 With bespoke cabin bed, plenty of integrated cupboard storage and vanity unit wash basin.

AIRING CUPBOARD Housing hot water tank with lighting.

SHOWER ROOM With modern walk-in shower, pedestal wash basin and W.C.

OUTSIDE

To the rear is a beautifully presented and well-tended garden with an array of landscaped beds, shrubs and specimen trees. There are a range of period brick-built **WORKSHOP/STORES** with power and lighting laid on. In addition, there are two **GARDEN SHEDS** and a **GARAGE** with up-and-over door. Beyond the formal gardens there are views through a small copse and beyond to a rural backdrop of grazing fields.

PARKING

To the front there is off road parking for several cars and the remainder is pebbled housing a large flag mast with galvanised wire stays.

SERVICES

Mains electricity, water and drainage. Heating is provided by gas fired boiler and delivered via radiators assisted with night storage heaters.

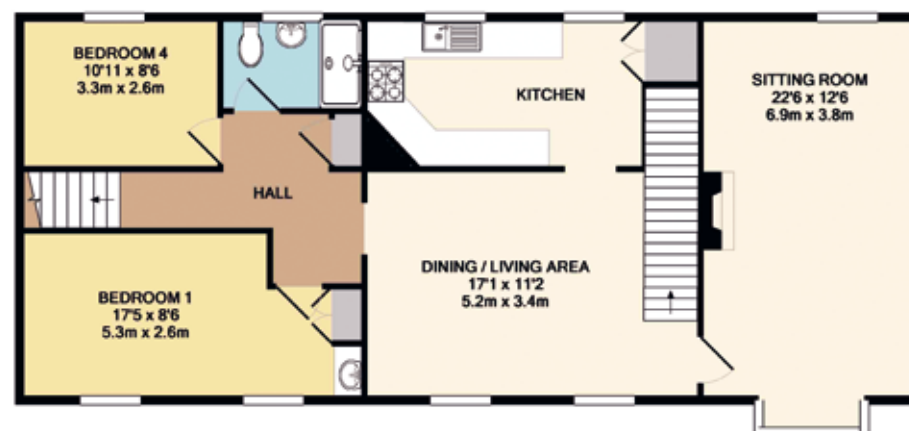
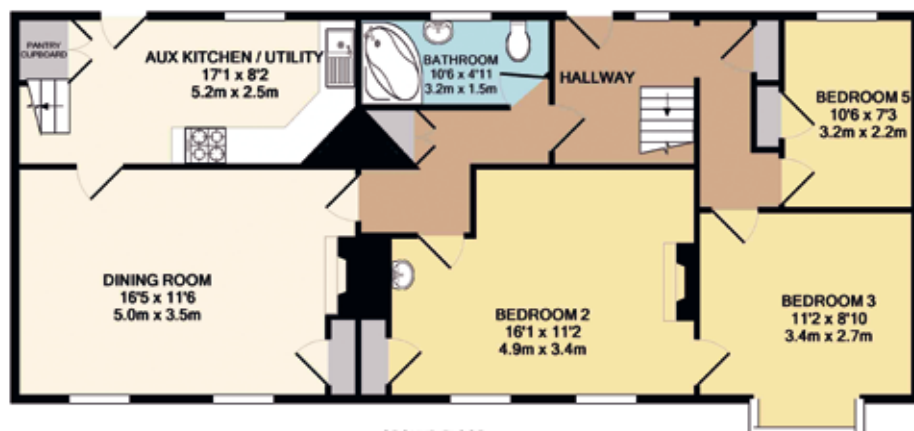
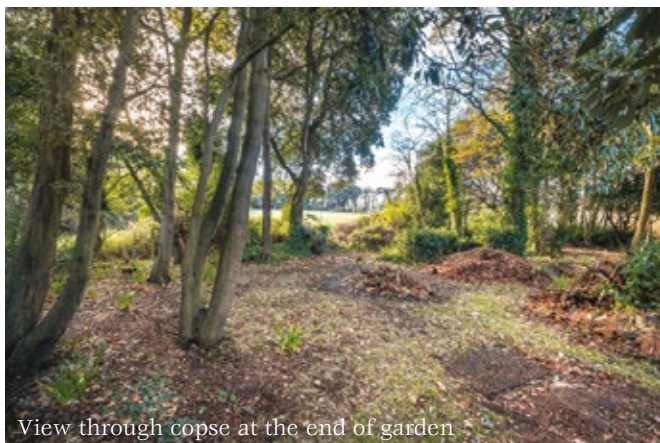
TENURE Freehold

EPC RATING E

POSTCODE PO34 5AW

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





TOTAL APPROX. FLOOR AREA 2029 SQ.FT. (188.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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