



£390,000

TOPAZ, 67 CAWS AVENUE, SEAVIEW, ISLE OF WIGHT,  
PO34 5JX

Hose  
Rhodes  
Dickson









**PROPERTY DESCRIPTION** "Topaz" is a very well presented THREE double bedroom DETACHED CHALET BUNGALOW positioned in a large corner plot on a highly desirable and popular residential area on the outskirts of the popular Victorian yachting village of Seaview. Situated within the quiet, highly sought-after Seaview Heights estate, the property is located an easy walk to Nettlestone convenience store, village amenities, the local bus route, highly reputable primary school, and only 5 minutes' walk away from the ever-popular SEAGROVE and PRIORYBAY BEACHES, with their golden sands and coastal walks. Seaview Village is also a short walk away with its range of amenities, and renowned cafes, pubs, eateries, and boutiques. The village is also home to the world renowned "Seaview Hotel". The property offers comfortable and well-proportioned accommodation arranged over two floors comprising dual aspect sitting room, contemporary fitted kitchen/diner, modern family bathroom, downstairs wc/shower room, and THREE DOUBLE bedrooms. There are good size front and rear gardens, incorporating a central summer house in the rear garden. Garage and driveway parking for several vehicles. A perfect holiday home in an idyllic seaside setting, or comfortable well-presented family home. CHAINFREE!

**ENTRANCE HALL** Wide welcoming entrance hall. Stairs to first floor. Under stairs storage. Doors to:

**SHOWER ROOM** 6' 6" x 5' 2" (1.99m x 1.588m) Incorporating shower enclosure, wc and wash hand basin.

**SITTING ROOM** 19' 11" x 10' 9" (6.08m x 3.29m) A bright comfortable dual aspect sitting room that spans the full depth of the property. Sliding patio doors lead out to the rear garden and paved patio area.

**KITCHEN/DINER** 21' 5" x 7' 11" (6.53m x 2.42m) A dual aspect kitted kitchen/diner with a contemporary range of smart floor and wall units, and pan drawers, and contrasting wooden work-tops. Integrated double oven and sperate electric hob. Integrated fridge/freezer and eye-level microwave. Butler sink with mixer tap, and space and plumbing for washing machine. Ample space for a dining table. Door providing side access to front and rear gardens. Direct heat boiler. Double windows overlook the pretty rear gardens.

**BEDROOM 3** 11' 8" x 9' 2" (3.56m x 2.81m) A double bedroom with double wardrobe and window to front elevation.

**STAIRS TO:** First floor landing. A spacious galleried landing with windows to the front elevation providing a huge source of natural

light. Double airing cupboard housing water tank. Doors to; **FAMILY SHOWER ROOM** 8' 0" x 5' 3" (2.46m x 1.61m) A modern family shower room with suite comprising shower enclosure, wc, and wash hand-basin.

**BEDROOM 1** 13' 5" x 10' 9" (4.1m x 3.29m) A double bedroom with lovely elevated views of the surrounding area to the rear. Double cupboard/wardrobe.

**BEDROOM 2** 11' 10" x 13' 0" (3.63m x 3.98m) A further double bedroom with window to the side elevation. Single wardrobe/cupboard.

**GARDENS** "Topaz" benefits from wonderful enclosed gardens which provide a real sylvan haven of tranquillity! The rear garden is split into two parts, the upper part is mainly lawn and flower beds, the lower part has been allowed to go a little wild to encourage nature to use the garden. The garden is landscaped and planted out with an abundance of shrubs, pretty plantings and fruit trees. There is a central summer house (with power) with decking that can be used for outside dining, and a large patio area adjacent to the house that can be used for eating outside. There is rear access to the garage with a decked seating area adjoining that commands lovely views of the garden. There are a number of secluded and private seating areas around the gardens, a green house and garden shed.

The front garden is mainly lawn and bordered with a range of mature trees and shrubs.

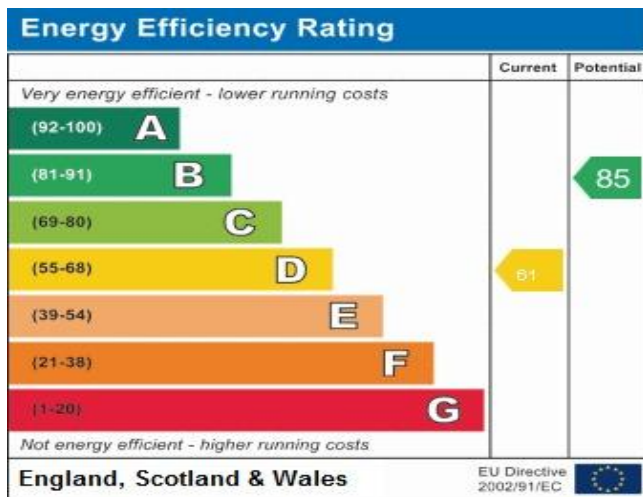
**PARKING** Driveway parking to the front for several cars, and separate garage.

**HEATING** Gas central heating.

**TENURE** Freehold.

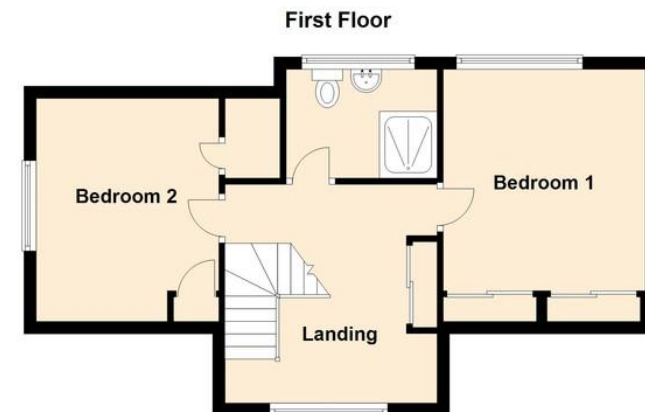
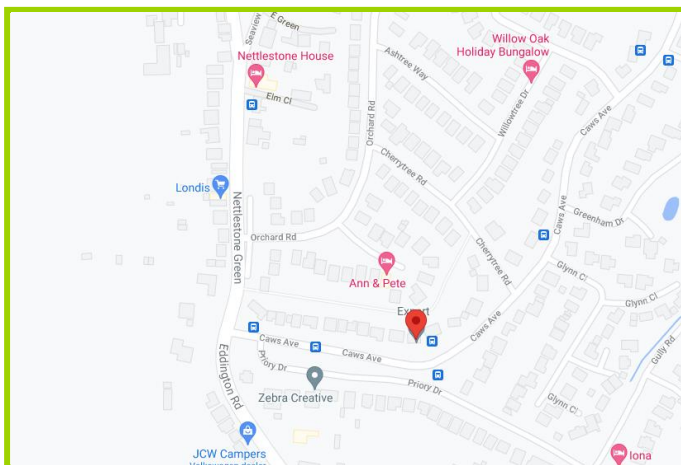
**SERVICES** All mains connected.

**COUNCIL TAX** Band "E".



## Where to find the property

Topaz, 67 Caws Avenue, Seaview, Isle Of Wight, PO34 5JX



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.  
Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ryde office to arrange a viewing  
01983 565658 or email [ryde@hrdiw.co.uk](mailto:ryde@hrdiw.co.uk)

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