



Guide Price £730,000

ASHBURN, ROPE WALK, SEAVIEW, ISLE OF WIGHT, PO34 5EZ



Seafields

OFFERING A SEASIDE LIFESTYLE AS WELL AS A FABULOUS HOME!

A great opportunity to acquire a beautiful residence within the sought after 'ROPE WALK' - so close to beautiful beaches, Yacht Club, village amenities plus a great choice of eateries and bars - ideal as a convenient main residence or indeed a great 'lock up & leave'. Having been EXTENSIVELY UPGRADED (including new slate roof, new plumbing and electrics) and re-modelled by the current owners, this impressive house and garden simply must be seen to be appreciated. The accommodation offers a charming sitting room, stunning 20ft kitchen/dining/family room, 3 DOUBLE BEDROOMS and 2 top quality bath/shower rooms. Added to this is the impressive, easy to maintain, professionally designed PRIVATE GARDEN - a perfect spot to dine and entertain al fresco - with ample room for paddleboards/sailing/beach gear storage. Further benefits include gas central heating (plus electric under floor heating in kitchen and bathrooms), shuttered double glazed sash windows, a first floor sea view, plus a low maintenance resin 'drive'. SEAVIEW is a traditional seaside Edwardian sailing village which has never lost its charm or popularity. A pleasant, level walk (or 7 minutes' drive) to town amenities and mainland passenger ferry links. No onward chain.

ACCOMMODATION:

Smart entrance door into:

ENTRANCE HALL:

A welcoming hallway with tiled flooring and space for coat hanging/shoes, etc. Carpeted stairs to first floor. White panelled doors to:

WET ROOM:

5'1 x 4'1 (1.55m x 1.24m)

Quality suite comprising tiled flooring with under floor heating and heated towel rail. 'Mira' shower unit, wash basin and w.c. Obscured double glazed windows to rear and side.

SITTING ROOM:

12'1 x 12'0 (3.68m x 3.66m)

A most charming and comfortable carpeted sitting room with double glazed shuttered sash windows x 2 to front. Feature fireplace with timber 'sleeper' mantle and recessed fitted cupboards/shelving.

KITCHEN/DINER:

20'0 x 12'1 (6.10m x 3.68m)

A fabulous open-plan bespoke kitchen with top quality extensive range of cupboard and drawer units with quality Quartz work surfaces and splash backs - plus large central 'island' incorporating breakfast bar. Inset sink with grooved drainer. Integral NEFF appliances to include 5-ring ceramic hob, 2 electric ovens, tall fridge/freezer, dishwasher and washing machine. Space also for extra seating/sofa. Large tiled flooring with under floor heating. Door to deep under stairs cupboard. Double glazed sash windows to side and rear, plus French doors to outside.

FIRST FLOOR LANDING:

Carpeted landing with white panelled doors to:

BEDROOM 1:

12'1 x 12'0 (3.68m x 3.66m)

Well proportioned carpeted double bedroom with double glazed shuttered sash windows x 2 to front. Fitted wardrobe/cupboards. Radiator. Doors to Landing and Lobby.

INNER LOBBY:

Door to deep linen cupboard. Further white panelled doors to:

BATHROOM:

8'0 x 5'1 (2.44m x 1.55m)

Luxury fully tiled white suite comprising shower bath, vanity wash basin with mirror over (illuminated by touch) and concealed cistern w.c. Recessed down lighters. Obscured double glazed window to rear.

BEDROOM 2:

11'0 x 9'1 (3.35m x 2.77m)

Another most comfortable and well proportioned carpeted double bedroom with double glazed sash window to side. Radiator. Doors to Landing and lobby leading to Bathroom.

BEDROOM 3:

12'1 x 8'1 (3.68m x 2.46m)

A third good sized double/twin bedroom with double glazed shuttered window with views over garden and towards the Solent. Radiator. Carpeted flooring.

GARDEN:

A surprisingly large, very private and superbly landscaped garden comprising large patio area with fitted bench seats - the perfect spot for al fresco dining/entertaining. The patio extends to the side (great storage space for paddleboards/beach gear) with outside tap and timber gate leading to front. The garden extends to an area of astro turf with lovely well stocked flower and shrub borders and raised beds - with further tucked away corner decked seating area.

DRIVEWAY:

Smart resin driveway - ideal dinghy storage area.

OTHER INTERESTING FACTS:

Tenure: Freehold

Council Tax Band: D

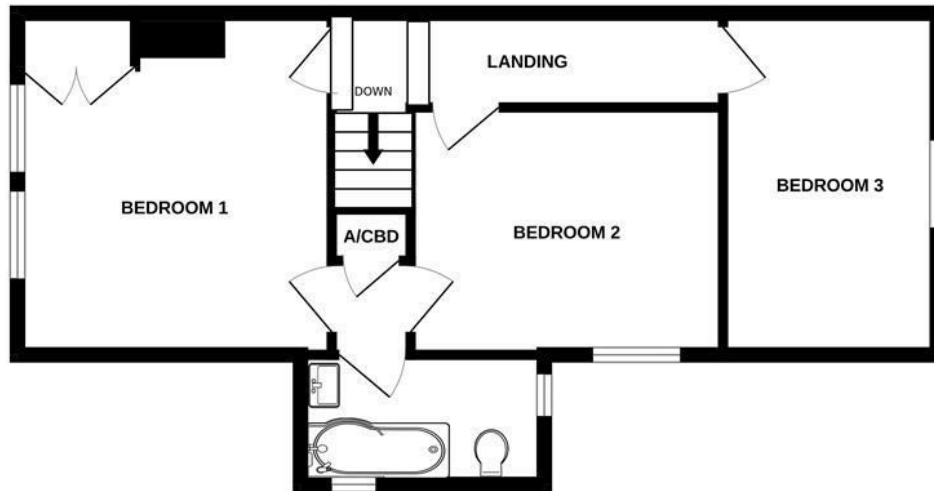
Seller's situation: No onward chain

Note: Furniture could be available by separate negotiation.

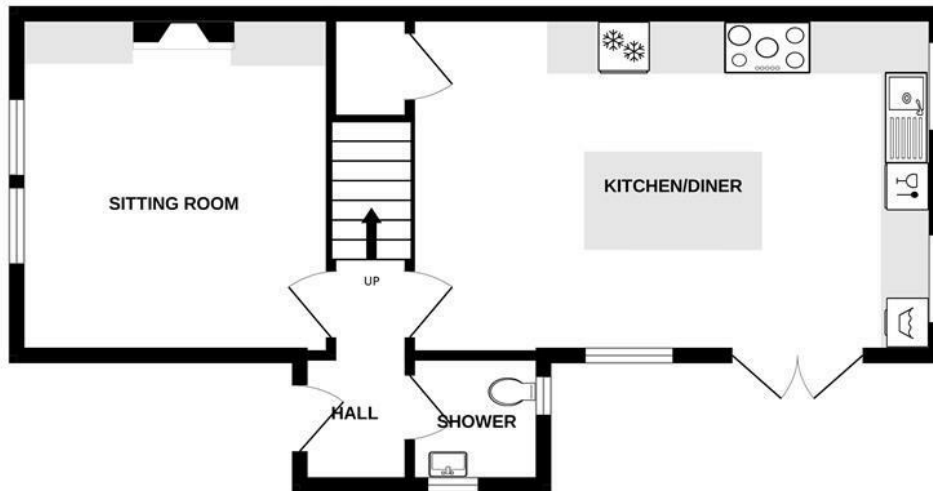
DISCLAIMER:

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.

1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		56	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

