



Guide Price £425,000

5 HERSEY RISE, SEAVIEW, ISLE OF WIGHT, PO34 5LJ



Seafields

**LOCATED IN SOUGHT AFTER, TUCKED AWAY COASTAL SETTING!**

**A DETACHED BUNGALOW** set within a good sized plot at the end of a small select cul-de-sac - with a lovely large, very private **REAR GARDEN** with summer house, shed and greenhouse. The property is being sold due to a change of circumstance of the owner - who has recently installed **BRAND NEW** kitchen, shower room and w.c., as well as **NEW** boiler and radiators. The decor and flooring are left for a new owner to 'put one's own stamp on'. The spacious accommodation also comprises a newly added **PORCH**, and a welcoming hall leading to large sitting/dining room, plus **3 DOUBLE BEDROOMS**. The added bonuses are **2 DRIVEWAYS** and single **GARAGE**. An easy stroll away from **SEAGROVE BAY** and village amenities, this is certainly a great opportunity for one seeking space, tranquility and convenience.

**\*Further internal photographs to follow \* Beach pictures are the nearby Seagrove Bay.**

**ACCOMMODATION:**

Double glazed window and door to:

**PORCH:**

Well proportioned porch with double glazed window and entrance door to:

**HALLWAY:**

Large hall with arched feature. Storage cupboards x 2. Radiator. Access to loft space. Doors to:

**SITTING/DINING ROOM:**

Very well proportioned dual aspect reception room with double glazed windows to front and side. Stone 'open' fireplace. Radiator.

**KITCHEN:**

Newly installed kitchen comprising good range of cupboard and drawer units with contrasting work surfaces over and inset 1.5 bowl ceramic sink unit with mixer tap. Integral electric hob and eye level double oven. Space and plumbing for tall fridge freezer, dishwasher and washing machine. Linoleum flooring. Double glazed window over-looking rear garden. Double glazed door to side. Wall mounted newly installed gas boiler.

**BEDROOM 1:**

Large double bedroom with double glazed window to front. Radiator.

**BEDROOM 2:**

Double bedroom with double glazed window over-looking rear garden. Radiator.

**BEDROOM 3:**

A third double bedroom with double glazed window to side. Radiator.

**SHOWER ROOM:**

Fully tiled room comprising newly installed suite of corner shower and vanity wash hand basin. Luxury vinyl flooring. Radiator. Obscured double glazed window to rear.

**SEPARATE W.C.:**

Newly installed w.c. and wash basin. Luxury vinyl flooring. Full tiling to walls. Obscured double glazed window to rear.

**GARDENS:**

There is a superbly proportioned rear garden offering ample privacy and backing on to the gully. Comprising a patio area with the rest being mostly laid to lawn with assorted tree/shrub borders. Garden shed, summer house and greenhouse. Extending to the side with gateway to front which comprises a further lawned area.

**DRIVEWAY/GARAGE:**

Providing off street parking for 2-3 cars directly to the front of property. Further driveway with a parking space and leading to single adjoined garage.

**TENURE:**

Freehold

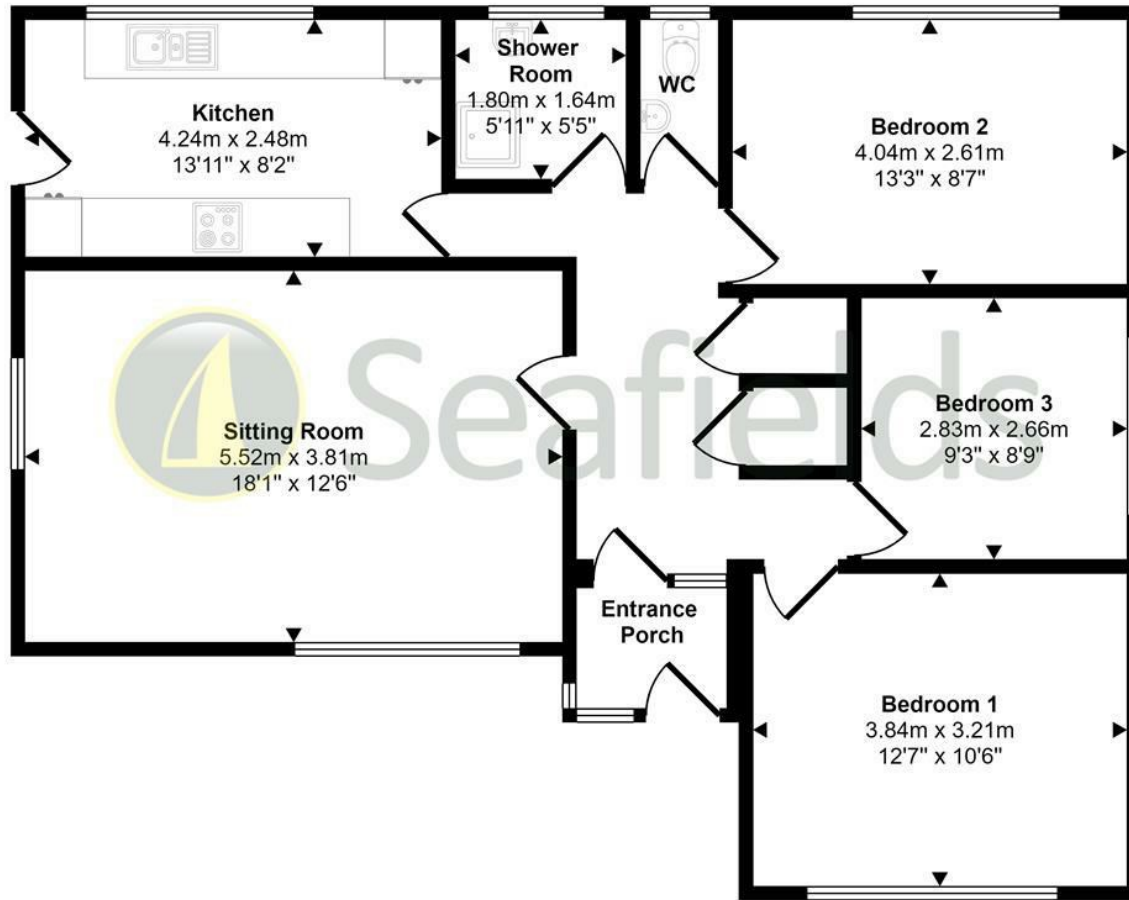
**COUNCIL TAX:**

Band D

**DISCLAIMER:**

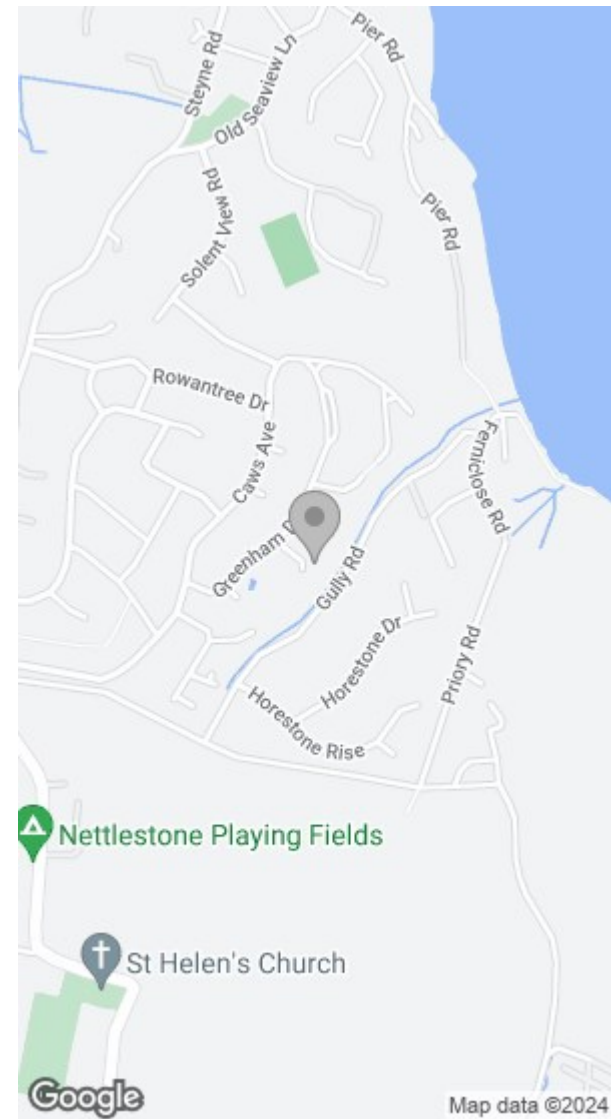
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
83 sq m / 893 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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