



Guide Price £850,000
THE RIDGE, FERNICLOSE ROAD, SEAVIEW, PO34 5BS



WONDERFUL VIEWS OVER SEAGROVE BAY, THE SOLENT AND MAINLAND BEYOND!

This substantial Edwardian attached home is located within a fabulous elevated setting moments from Seagrove and Priory Bays, laid out over 4 floors and offers BREATHTAKING SEA VIEWS! The upper ground and first floors offer the main accommodation including an attractive dining/family room, charming sitting room (leading to side and rear SEA FACING VERANDAS), separate kitchen/breakfast room, 3 DOUBLE BEDROOMS plus 3 BATH/SHOWER ROOMS. There is a top floor loft room (and attic storage) plus a full length garden level 'basement' with 3 further rooms plus laundry and shower/wc (this floor requires upgrading and offers excellent potential). Further benefits include gas central heating, a deep CAR/BOAT PARKING BAY plus private GARDENS - the rear being tiered with steps leading to the private lane giving easy access to Seagrove Bay!! An easy, very pleasant ' walk leads to village amenities and Sea View Yacht Club - with Bembridge and Ryde harbours being less than 10 minutes' drive away. Offered as CHAIN FREE, an internal viewing is an absolute must!

ACCOMMODATION:

Glazed porch with solid roof. Terracotta tiled flooring. Hooks for coat storage. Part glazed entrance door to:

ENTRANCE HALL:

Spacious and welcoming hallway with open aspect into dining/family room and doors to Basement, Kitchen and Sitting Room. Carpeted stairs and attractive balustrade to First Floor. Radiator.

DINING/FAMILY ROOM:

Charming reception room with large sash bay window to front, incorporating a built-in window seat with storage under. Range of built-in cupboards and shelving providing ample storage. Radiator.

KITCHEN/BREAKFAST ROOM:

Fitted kitchen comprising a range of cupboard and drawer units with contrasting work surfaces over. Inset 1.5 bowl sink and drainer. Tiled splashbacks. Space and plumbing for dishwasher, undercounter fridge plus American style fridge/freezer. Free standing Range cooker. Tiled flooring. Glazed window to side. Glazed door to rear offering sea views and opening to covered decked VERANDA with outside tap. Space for table and chairs.

SITTING ROOM:

Generous dual aspect room offering beautiful sea views! French doors to rear opening to raised deck with steps down to garden. A second pair of French doors to side opening to veranda. Leaded window to rear. Feature fireplace with stone hearth, wooden mantle and fitted gas fire. Built-in cupboard. Radiators x 2.

FIRST FLOOR LANDING:

Light and airy with obscured rooflight window over stairwell providing additional natural light. Attractive balustrade to stairwell. Ladder steps to Second Floor Attic Room. Built-in cupboard with slatted shelving. Doors to:

BEDROOM 1:

Bright and spacious double room with large sash window to rear offering panoramic views of The Solent. The ample built-in storage comprises a wardrobe with feature curved door, plus further built-in wardrobe and shelved cupboard. Vanity wash hand basin with storage cupboard below. Shaver point and light above. Radiator.

BEDROOM 2:

Bright and spacious double room with wide sash bay window to front. Vanity wash hand basin with mirror, shaver point and light. Radiator.

BEDROOM 3:

A third double room with feature tiled wrought iron fireplace with painted wooden mantle. Sash window to side. Wash hand basin. Radiator.

BATHROOM 1:

Classic white suite comprising a panelled bath with mixer tap and shower attachment, wash hand basin and low level w.c. Tiling to principal areas. Laminate wood effect flooring. Obscured window to side. Radiator. Heated towel rail.

BATHROOM 2:

White suite comprising a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c. and corner shower cubicle with mixer shower and curved sliding doors. Tiling to principal areas. Laminate wood effect flooring. Sash window to front. Heated towel rail.

BASEMENT Inc LAUNDRY:

Extensive basement with 3 rooms providing ample storage, plus generous laundry/utility area comprising sink unit, and plumbing for washing machine and tumble dryer. There is also the additional benefit of a shower room including wash hand basin and w.c. Glow worm gas boiler. Gas and electric meters. Door to side opening to garden.

GARDENS:

To the front is a small lawned garden with hedge surround and planted border. Brick pathway leading via side gated access to split level rear garden comprising a private lawn with mature shrub and plant borders. Steps down to 2 further levels and giving access to the lane leading to Seagrove Bay. Steps up to raised decked seating area with stunning sea views!

PARKING:

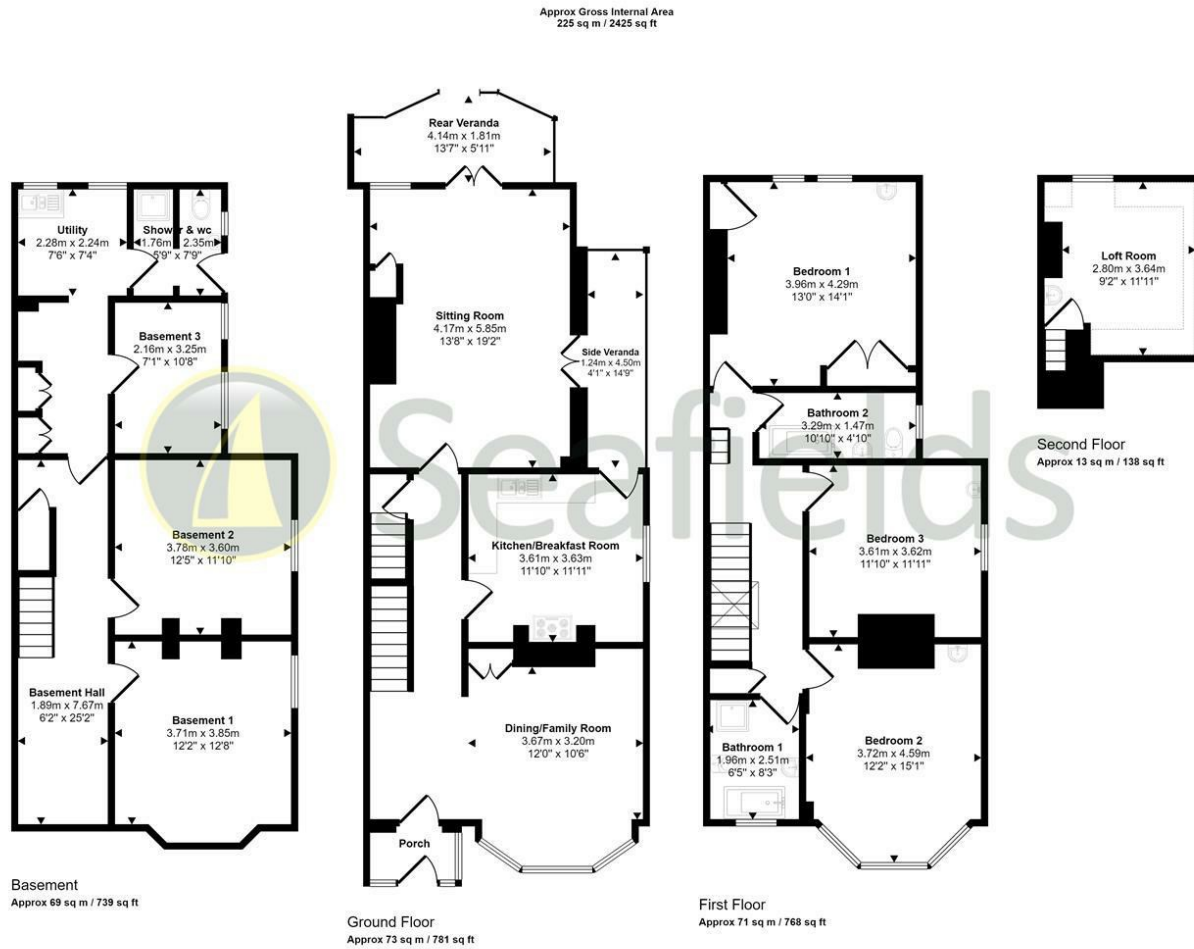
Large deep private parking bay for one vehicle/boat.

OTHER PROPERTY FACTS:

Tenure: Freehold.
Council Tax Band: E
Sellers' Situation: Chain free

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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

