



Guide Price £585,000  
4 WEST BANK, GULLY ROAD, SEAVIEW, PO34 5BZ



Seafields



## **SUCH A RARE OPPORTUNITY - MOMENTS FROM SEAGROVE BAY!!**

This large, very charming 3 STOREY HOME is located in a great position towards the end of Gully Road benefiting from SEA VIEWS, off street parking and detached GARAGE plus very PRIVATE GARDEN! Having been enjoyed by the same family for many years, this end of terrace property is now available for sale with no onward chain!! In need of upgrading (so a great project on which one can 'put their own stamp'), the accommodation comprises a superbly spacious sitting/dining room (opening to one of 3 BALCONIES), separate kitchen/breakfast room with 'Aga', 3 DOUBLE BEDROOMS (the 'master' with balcony offering SUPER SEA VIEWS) plus 2 BATHROOMS (one on the ground floor). There is also a very large ATTIC ROOM, again with a lovely outlook and ample storage. Minutes away is the ever popular SEAGROVE BAY, from where a level walk leads to Seaview village with its amenities, bars/restaurants and Yacht Club, and less than 10 minutes away is Ryde town with its mainland passenger ferry links. Certainly a case of 'location, location', an early inspection is essential. .

### **ACCOMMODATION:**

There are 2 entrances - either side - into 4 West Bank. For ease of description, the accommodation will commence from the most frequently used entrance. There are pathways to both sides of the property giving the access:

### **SIDE LOBBY:**

Doors to useful boot room/store and downstairs bathroom. Doorway to Kitchen.

### **BATHROOM 1:**

Coloured suite comprising bath with shower over; wash hand basin and w.c. Window to side.

### **BOOT ROOM:**

Useful walk-in store for coats and boots. Window to side.

### **KITCHEN/BREAKFAST ROOM:**

Large kitchen comprising range of cupboard and drawer units with work surfaces incorporating inset 2 drainer sink unit. Further built-in original cupboards. Space and plumbing for washing machine and fridge/freezer. Large gas 'Aga'. Windows over-looking garden. Doorway to:

### **INNER HALLWAY:**

Stairs to first floor with under floor cupboard housing consumer unit. Doors x 2 leading to Sitting Room.

### **SITTING/DINING ROOM:**

Superbly proportioned 'double width' triple aspect room (originally 2 rooms and opening into original entrance hall) with windows to both sides and front, plus glazed door leading to BALCONY 1. Feature fireplace with timber mantle. Opening to original hall with doors to (a) inner hallway, and (b) outside.

### **FIRST FLOOR LANDING:**

Stairs to second floor with cupboard beneath. Sky light window offering some natural lighting. Doors to:

### **MASTER BEDROOM:**

An exceptionally large double bedroom with sea facing windows and glazed door to BALCONY 2 - offering superb sea and mainland views. Wash hand basin and shaver light. Corner wall cabinet. Range of built-in wardrobes.

### **BEDROOM 2**

L-shaped double bedroom with window to front over-looking garden. Further windows and door to southerly BALCONY 3. Timber floor boards.

### **BEDROOM 3:**

Another double bedroom with window to front. Wash hand basin and corner wall cabinet. Built-in wardrobe/cupboards.

### **BATHROOM 2:**

Coloured suite comprising bath, wash hand basin and w.c. Window to front.

### **SECOND FLOOR:**

### **ATTIC ROOM:**

Large room with good head height and sloping ceilings. Dual aspect windows - some with more superb Solent views. Built-in cupboards and eaves storage.

### **GARDEN:**

4 West Bank comprises a lovely secluded private garden benefiting from all day sunshine - and comprising a few steps down to good sized lawned area with terrace - perfect for al fresco dining/relaxing. Corner timber chalet. Deep store housing gas boiler. Gateways to side pathways x 2. (Note: Although for many years the northerly entrance has been utilised, there is a southerly side gate giving access to a small garden and the original entrance door).

### **DRIVEWAY / GARAGE:**

Adjacent private driveway providing off street parking and leading to detached garage with electronic roll up door.

### **OTHER PROPERTY FACTS:**

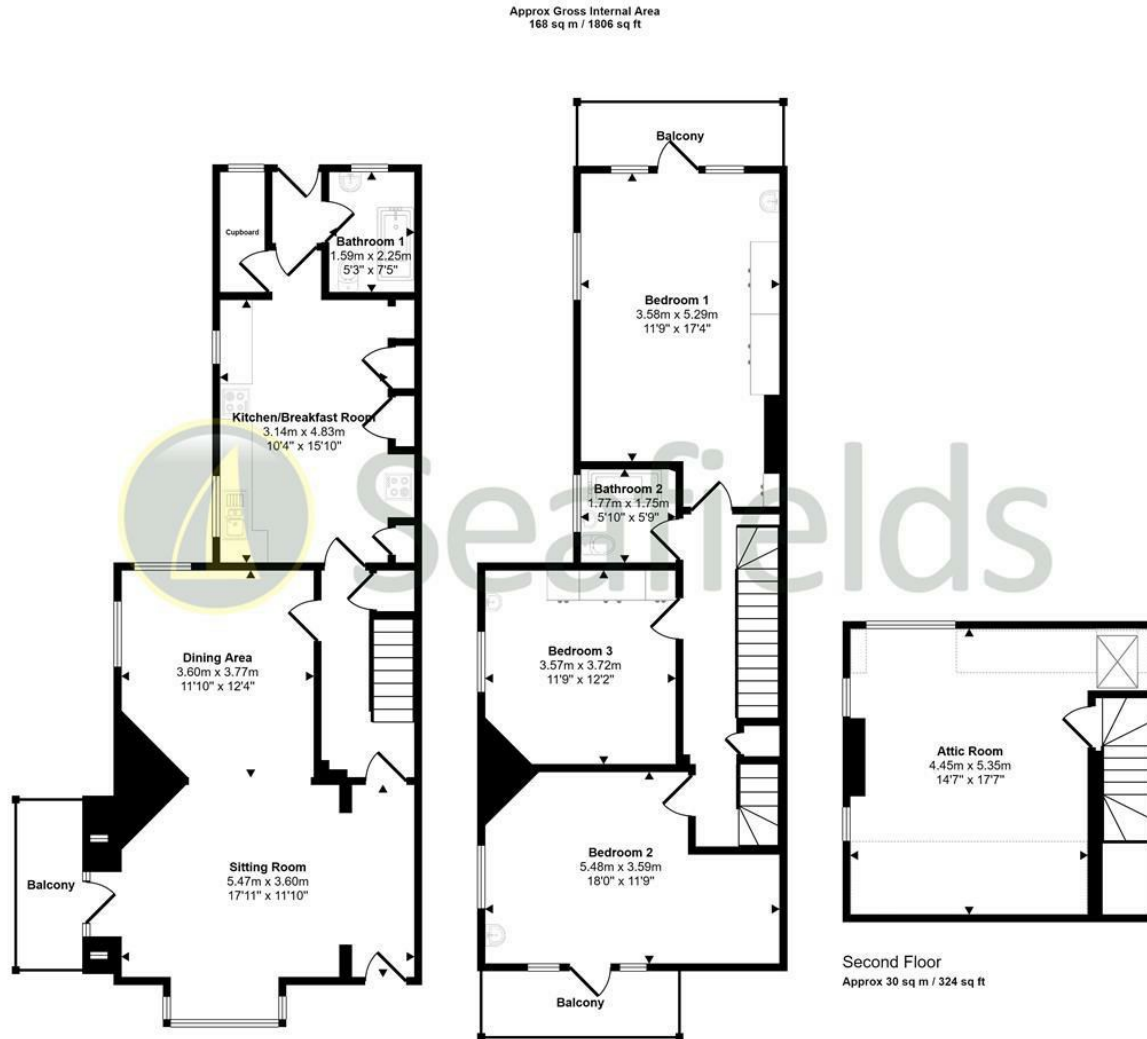
Tenure: As is fairly standard with many Seaview period properties, the property is on a long leasehold: Balance of 990 years w.e.f. 1912. Peppercorn ground rent.

Council Tax Band: D \* EPC Rating: G

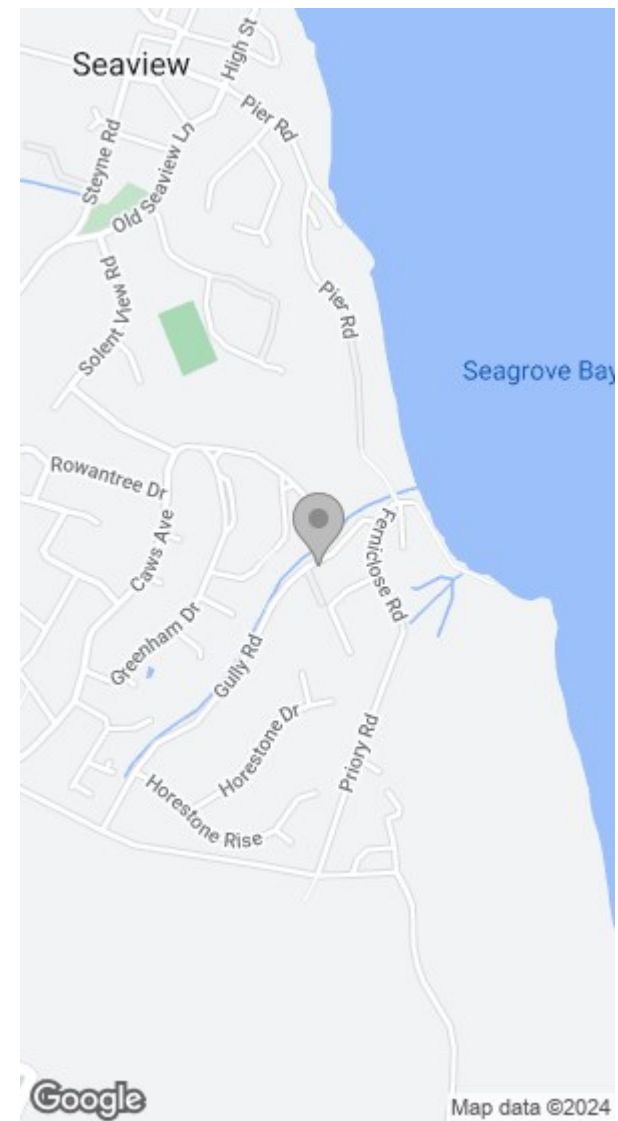
Seller situation: Offering as vacant possession

### **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.



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>                          |                         |  | 78  | (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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