



Guide Price £1,300,000  
SPITHEAD HOUSE, SEAVIEW LANE, SEAVIEW, PO34 5DG



Seafields

## IMAGINE WAKING UP EVERY DAY TO THE SERENE VIEWS & FRESH SEA AIR!

This stunning **DETACHED HOUSE** is laid out over **3 floors** and offers great versatility, currently offering a large central dining hall, beautiful sitting room with vaulted ceiling and access to one of **2 BALCONIES**, a separate kitchen/breakfast room plus utility, as well as up to **5 BEDROOMS** and **3 bathrooms**. Added accommodation includes a superb **GAMES ROOM** and internal store. This home offers such great space for a growing family or those who love to entertain. Situated within a particularly large, elevated plot, there are **BREATHTAKING VIEWS** of the Solent and the mainland beyond, allowing one to enjoy the beauty of the surroundings from the house, balconies and **LARGE PRIVATE GARDENS**. The property's versatile layout offers endless possibilities to tailor the space to your needs and preferences. One of the standout features of this property is the **SUBSTANTIAL GARAGE** with room above, perfect for those who need extra storage or dream of creating a home office or studio. With ample **CAR/BOAT PARKING**, further benefits include gas central heating and double glazing. Seize the chance to own a piece of paradise in Seaview. EPC rating **C**.

### UPPER GROUND LEVEL:

#### Entrance Hall:

Stairs to Garden Level and Upper Ground Level.

#### Dining Hall:

19'9 x 12'2 (6.02m x 3.71m)

Superbly spacious dining hall. Recessed lighting. Access to BALCONY 1. Stairs to First Floor.

#### Sitting Room:

23'0 x 19'6 max (7.01m x 5.94m max)

A fabulous 'double' room - part with vaulted, painted panelled ceiling plus windows x 3 offering fantastic sea views. Access to substantial BALCONY (19'1 x 12'2) with glazed balustrade - the perfect spot for al fresco dining/entertaining!

#### Kitchen/Breakfast Room:

16'3 x 13'8 (4.95m x 4.17m)

Large kitchen comprising good range of cupboard and drawer units; 1.5 bowl sink unit; Integral gas hob; eye level double oven/grill. Space for dishwasher and large fridge/freezer. Dual aspect windows and door to garden. Door to:

#### Utility Room:

Cupboard housing hot water tank. Sink unit. Space for washing machine. Window to rear.

#### Study:

12'11 x 9'9 (3.94m x 2.97m)

An ideal study (or 6th bedroom) with more super sea views and dual aspect windows.

#### Bedroom 4:

10'6 x 9'7 (3.20m x 2.92m)

Double bedroom over-looking rear garden. Fitted wardrobe.

#### Shower Room:

Comprising shower cubicle, wash hand basin and w.c. Window to rear.

### FIRST FLOOR LANDING:

16'6 x 11'4 (5.03m x 3.45m)

Lovely large dual aspect 'landing' ideal as a comfortable seating/reading area with stunning sea views. Double width linen cupboards x 2. Access to loft space. Doors to:

#### Master Bedroom:

13'9 x 12'2 (4.19m x 3.71m)

Large double bedroom with Solent outlook and glazed door to decked BALCONY 2 with glazed balustrade. Walk-in DRESSING ROOM/WARDROBE with Velux window. Door to:

#### En suite Bathroom:

Modern suite comprising bath with shower over (and large screen), wash hand basin with shaver light, and w.c. Window to side.

#### Bedroom 2:

12'2 x 9'11 + dressing rm (3.71m x 3.02m + dressing rm)

Double bedroom with window to rear. Large walk-in dressing room/wardrobe with Velux window.

#### Bedroom 3:

13'11 x 10'3 (4.24m x 3.12m)

Double bedroom with window to rear.

#### Shower Room (2):

Modern suite comprising large double walk-in shower cubicle, wash basin, w.c. Shaver point. White tiled surround. Window to side.

### GARDEN LEVEL:

Hallway with ample coat/boot storage space. Doors to:

#### Bedroom 5:

12'8 x 9'5 (3.86m x 2.87m)

Double bedroom with window over-looking front garden and Solent beyond. Fitted wardrobe.

#### Games/Music Room:

24'8 x 11'10 (7.52m x 3.61m)

Superbly spacious room - perfect for use as Games/Music Room.

#### Large Walk-in Store Room:

12'9 x 8'6 (3.89m x 2.59m)

Inner room offering ample storage space.

### OUTSIDE:

The property is set within large grounds of around .75 acres, with patio and substantial lawns to front and rear - offering wonderful coastal outlook. Established trees, shrubs and a wonderful array of colourful plants and flowers which bloom especially during Spring/Summer months.

#### Driveway:

A long driveway accessed via Seaview Lane leads to a large bay suitable for several cars/boats.

#### Double Garage/Workshop (plus Room Above):

36'1 x 18'10 (11.00m x 5.74m)

Substantial garage/workshop with side doors x 2 plus roll up garage door. Windows to side and front. Inspection pit. Fitted staircase up to large upper floor, ideal for storage - with fabulous sea views to front and door to steps leading to the rear garden.

### EXTRA PROPERTY INFORMATION:

Tenure: Freehold

EPC Rating: To Follow

Council Tax Band: E

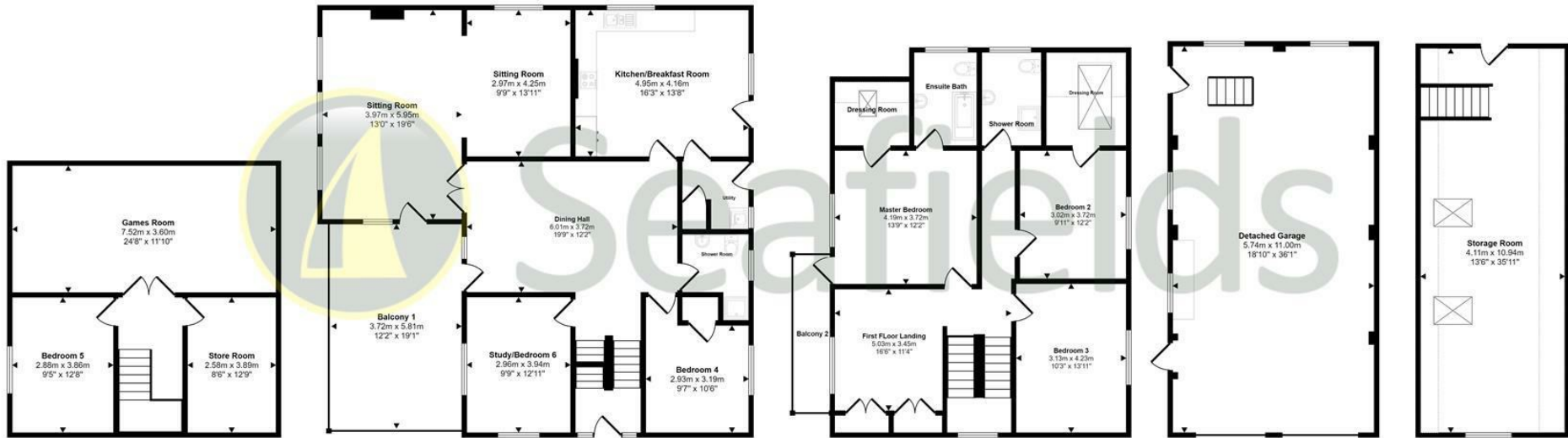
Heating: Gas central heating via radiators. Gas boiler located in large 'under balcony' store.

### 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 the statements contained in these details are to be relied upon as statements of fact.



Approx Gross Internal Area  
375 sq m / 4039 sq ft



Garden Level  
Approx 58 sq m / 620 sq ft

Upper Ground Floor  
Approx 122 sq m / 1317 sq ft

First Floor  
Approx 87 sq m / 937 sq ft

Detached Garage  
Approx 63 sq m / 680 sq ft

Room Above Garage  
Approx 45 sq m / 484 sq ft

□ Denotes head height below 1.5m

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

