



Guide Price £925,000  
MOUSES, PUCKPOOL HILL, SEAVIEW, PO34 5AR





## A GREAT OPPORTUNITY LITERALLY MOMENTS FROM SANDY BEACHES!

This superbly proportioned 3 storey DETACHED HOUSE is set within a large VERY SECLUDED plot moments from the sea shore and long stretch of beaches. The ground floor has recently been extensively upgraded (including sub floor insulation) whilst the upper 2 floors require some modernisation and allow a new owner to 'put their own stamp on'. The versatile, bright and very spacious ground floor accommodation offers a large sitting room (with open fire), sun room, study, cloakroom/wc and modern kitchen/dining room - plus additional 'rooms' including utility/workshops and play room. The upper floors offer 5 BEDROOMS and 2 bath/shower rooms - plus an impressive wrap around BALCONY over-looking the gardens and fields beyond. Other benefits include lovely SEA VIEWS, very private large LAWNED GARDENS, and a sweeping tree-lined driveway providing ample CAR/BOAT PARKING. The added bonus is a substantial GARAGE/BOAT STORE/WORKSHOP with impressive 42ft room over. Offered as CHAIN FREE, this home is also close to the ever popular Puckpool Park (with its tennis courts and amenities) and The Boat House restaurant, plus an easy/level walk to Seaview and Ryde amenities.

### ACCOMMODATION:

The property is heated via gas and has double glazed windows and doors. Laid out over 3 floors, the solid entrance door leads into the Porch with doors to Sun Room and Study. Further door to Hallway:

### HALLWAY:

Large hall with open tread timber stairs to first floor. Oak flooring. Radiator. Solid wood panelled doors to:

### DOWNSTAIRS W.C.

Comprising w.c. and wash basin. Radiator. Obscured window to side. Lino flooring.

### STUDY:

Sliding patio doors to front and over-looking gardens and fields beyond. Radiator. Oak flooring.

### SITTING ROOM:

Superbly proportioned dual aspect room with windows to side and large sliding doors to Sun Room. Exposed stone wall with open fireplace.

### SUN ROOM:

A 'sunny' room over-looking the gardens and fields beyond via the double glazed windows and sliding patio doors leading to the front. Radiator. Tiled flooring.

### KITCHEN/DINER:

Newly installed kitchen comprising excellent range of cupboard and drawer units with timber work surfaces over incorporating 'Butler' sink. Integral appliances: NEFF induction hob and oven; dishwasher, tall fridge/freezer. Vinyl flooring in kitchen, with oak flooring to dining area. Windows to side plus 2 x sliding patio doors to side and rear. Radiator. Doors to Utility Room.

### UTILITY/STORE/GARDEN ROOMS:

With stable door to outside and also accessed via the Kitchen, 2 large utility/store rooms with stone flooring - one with deep cupboard housing gas boiler and electric consumer unit. Plumbing for washing machine and tumble drier, etc. Door to further versatile room (ideal garden or play room) with door to Lobby.

### FIRST FLOOR LANDING:

Via half landing with window offering ample natural light. Carpeted landing with open tread stairs to second floor. Doors to:

### MASTER BEDROOM:

Superbly proportioned carpeted triple aspect double bedroom with doors to substantial wrap around BALCONY with fabulous garden/field/sea views. Ample wardrobe/cupboards plus vanity sink unit. Radiators x 2.

### BEDROOM 2:

Double bedroom with windows front and side. Radiator. Fitted wardrobe. Door to 'Jack & Jill' Bathroom (also accessed from Landing).

### BEDROOM 3:

Carpeted double bedroom over-looking southerly gardens/fields. Radiator. Fitted cupboard/wardrobes. Vanity sink unit.

### BATHROOM 1:

Accessed via Bedroom 2 and the Landing, a large 'Jack & Jill' bathroom comprising suite of bath, bidet, wash basin and w.c. Radiator. Windows to side and rear - with sea views.

### BATHROOM 2:

White suite comprising bath and separate shower cubicle; plus wash hand basin. Tiling to walls. Radiator. Window to rear.

### SEPARATE WC:

Comprising low flush w.c.

### SECOND FLOOR LANDING:

Carpeted landing with door to storage cupboard. Opening to further cupboard housing cold water unit. Deep store which opens to roof space. Doors to:

### BEDROOM 4:

Carpeted room with window to side. Fitted cupboards. Deep eaves storage.

### BEDROOM 5:

Carpeted bedroom with double glazed window offering sea views. Vanity wash basin. Fitted wardrobes. Access to loft space.

### OUTSIDE:

There are superb large gardens which wrap around the property and back on to neighbouring fields, offering great seclusion. The gardens wrap around to both sides with patio areas - perfect for al fresco dining - and the rest being a expansive lawned area. Mature hedging and trees plus a 'tree house'. Side area (with outside tap). Offering total seclusion by high wall to side and rear.

### DRIVEWAY/GARAGE/WORKSHOP:

Accessed via 2 x 5 bar gates, a long sweeping driveway opens to an area offering ample parking and turning area. Access to substantial 2 storey detached building housing the GARAGE/BOAT PORT/WORKSHOP - with power light and fitted steps up to substantial room above (42' in length) with dual aspect windows (and super sea views). A great games/teenager's room.

### OTHER INTERESTING INFORMATION:

Tenure: Freehold

Council Tax Band: G \* EPC Rating: D

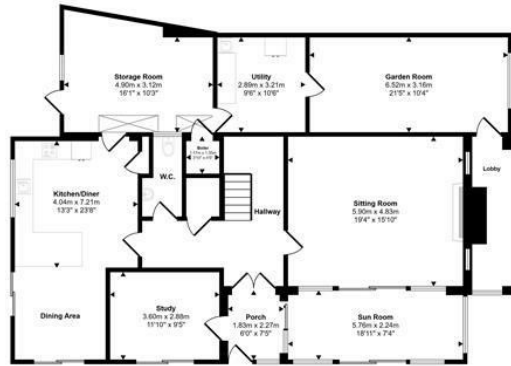
Sellers' situation: No onward chain.

### 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.

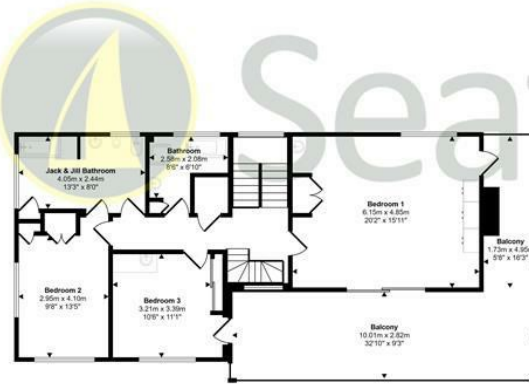


Approx Gross Internal Area  
448 sq m / 4817 sq ft

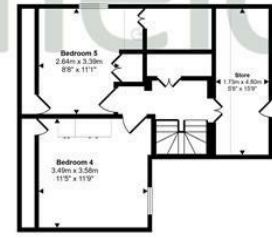


Ground Floor  
Approx 168 sq m / 1818 sq ft

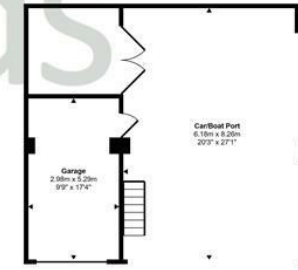
Devices head height below 1.5m



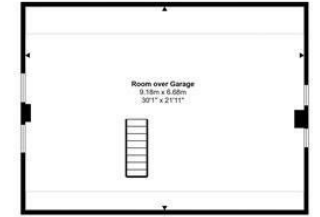
First Floor  
Approx 90 sq m / 968 sq ft



Second Floor  
Approx 80 sq m / 844 sq ft



Garage Ground Floor  
Approx 77 sq m / 827 sq ft



Garage First Floor  
Approx 81 sq m / 868 sq ft

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 misstatement. Some of the items such as furniture scales are representative only and may not look like the real items. Made with Misto Energy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



