



Guide Price £220,000

STAVORDALE, THE MALL, BRADING, ISLE OF WIGHT, PO36 OBU



Seafields

A LOVELY HOME WITH OUTSTANDING COUNTRYSIDE VIEWS

Located on The Mall, close to Brading Town Centre is this mid-terraced 2 BEDROOM property. Set back from the road, the house benefits from double glazing and gas central heating, plus an allocated OFF STREET PARKING space. Having been well looked after in recent years, the modern accommodation offers a sitting/dining room and kitchen, as well as a conservatory - the perfect spot to enjoy the lovely outlook, with the first floor consisting of 2 double bedrooms and modern shower room. Set within a semi-rural setting close to lovely country walkways, this residence is also close to the town centre with a useful shop and café. Brading train station is a short walk away providing access to Ryde town and Pier with the fast connection to the mainland. Situated in an elevated position, the property benefits from outstanding far-reaching COUNTRYSIDE and SEA VIEWS. NO ONWARD CHAIN!

ACCOMMODATION:

Entrance door into:

ENTRANCE HALL:

A good size space which is currently being used as a utility with space and plumbing for washing machine. Radiator. Doors off to:

KITCHEN:

10'5" x 5'8" (3.18m x 1.73m)

Well fitted kitchen with double glazed window to front. Comprising a matching range of wall and base units with tiled splashbacks. Integral gas hob and oven. Inset stainless steel sink with mixer tap and drainer. Space for under counter fridge. Gas boiler. Serving hatch.

SITTING / DINING ROOM:

11'11" x 13'9" max (3.63m x 4.19m max)

A good sized room with space for dining table. Under stairs cupboard. Radiator. Double glazed window and door to:

CONSERVATORY:

A triple aspect double glazed conservatory with French doors to outside. A wonderful spot to sit and enjoy the stunning countryside views.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1:

8'1" x 11'11" max (2.46m x 3.63m max)

A light and airy double bedroom benefiting from built in sliding door wardrobes. Dual double glazed windows to the rear maximising the impressive and far reaching countryside and Channel sea views.

SHOWER ROOM:

6'11" x 5'3" (2.11m x 1.60m)

A sliding door leads into a modern shower room featuring a matching white suite of shower cubicle, low flush WC and wash hand basin. Floor to ceiling tiles. Extractor fan.

BEDROOM 2:

11'11" x 8'9" (3.63m x 2.67m)

Another double bedroom featuring dual double glazed windows to front. Radiator. Storage cupboard.

GARDEN:

The low maintenance rear garden includes decking, the perfect space to sit back and admire the extraordinary views over the surrounding countryside.

PARKING:

There is an allocated parking space.

COUNCIL TAX:

Band B

Annual Price: £1,846

TENURE:

Freehold

OTHER USEFUL INFORMATION:

CONSTRUCTION: Standard construction

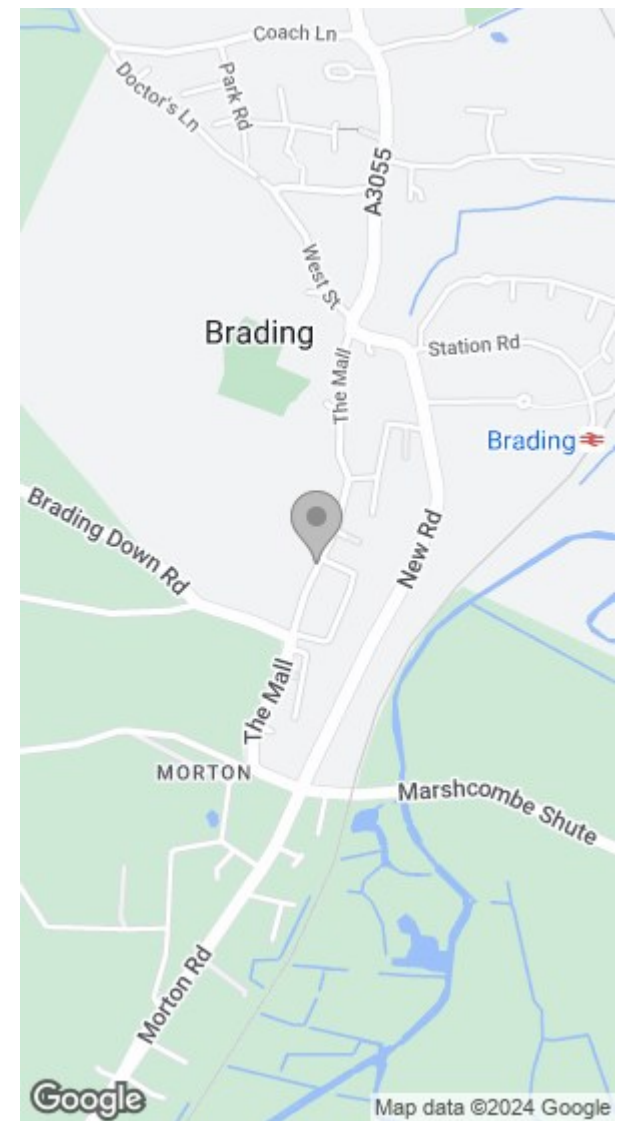
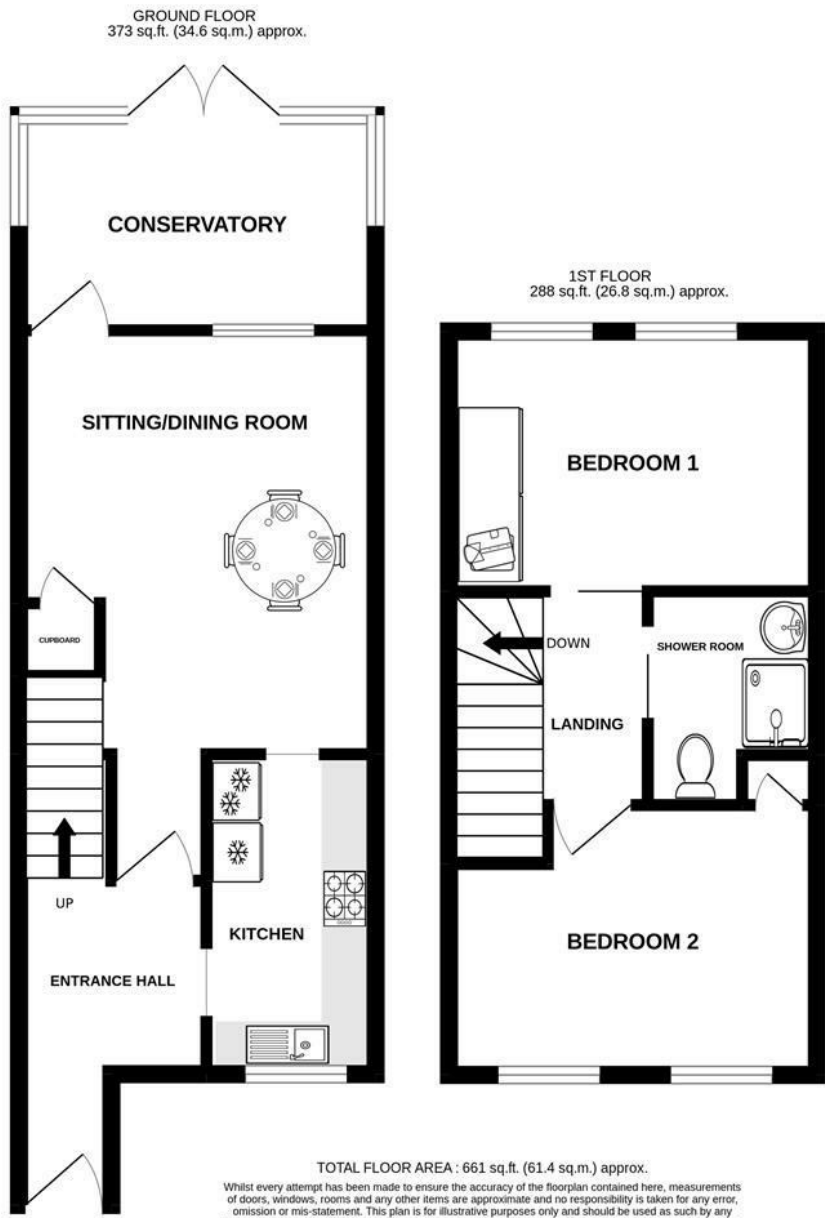
CONSERVATION AREA: No

FLOOD RISK: No risk

SERVICES: Unless otherwise stated services are all mains connected.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

