



Offers Over £300,000  
2 ORCHARD ROAD, SEAVIEW HEIGHTS, PO34 5JB





## **LEVEL LIVING IN SOUGHT AFTER VILLAGE!**

An ideal opportunity for those seeking a comfortable and most convenient lifestyle on one level - being minutes from the local convenience store and bus route, as well as close to Nettlestone/Seaview amenities, wonderful beaches and the countryside. This **DETACHED BUNGALOW** offers very well proportioned accommodation including a charming sitting room, smart kitchen/diner (both leading to the rear garden), 2 **DOUBLE BEDROOMS** and shower room. One of the standout features of this property is the generous **SOUTH-FACING GARDEN** - requiring some attention but offers great scope of the avid gardener. Added benefits include **GAS CENTRAL HEATING**, double glazing, a **DRIVEWAY** parking and **GARAGE**. Less than 10 minutes' drive takes one to neighbouring coastal villages as well as Ryde town with its mainland passenger ferry links. With **NO ONWARD CHAIN**, this home is well worth a visit.

### **ACCOMMODATION:**

Storm Porch accessed via side of property with obscured door and windows to:

### **HALLWAY:**

Large welcoming carpeted hallway with concealed radiator. Double doors to cupboard housing gas boiler. Access to loft space. Doors to:

### **SITTING ROOM:**

Well proportioned carpeted sitting room with sliding double glazed doors to outside deck leading to rear lawn. Radiators x 2. Feature fireplace.

### **KITCHEN/DINER:**

A very stylish modern fitted kitchen comprising extensive range of cupboard and drawers with under unit lighting. Contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Integral gas hob with electric oven under and extractor over. Space and plumbing for washing machine, dishwasher and fridge. Tiled splash backs. Space for dining table and chairs. Smart vinyl flooring. Double glazed window to side; sliding patio doors to garden.

### **BEDROOM 1:**

Carpeted double bedroom with large double glazed window over-looking front garden. Radiator.

### **BEDROOM 2:**

Another carpeted double bedroom with large double glazed window to front. Radiator.

### **SHOWER ROOM:**

Tiled room with white suite comprising shower cubicle, vanity wash basin and w.c. Radiator. Mirror fronted wall cabinet. Vinyl flooring. Obscured double glazed window (with mosaic tiled sill) to side.

### **GARDEN:**

A superbly proportioned south-facing enclosed rear garden with wide deck and balustrade - the perfect spot for al fresco dining - with the rest being laid to lawn with assort trees and bushes. Gated access to front which comprises an open lawned area.

### **DRIVEWAY:**

Long driveway providing parking for 2-3 cars/boats and leads to garage.

### **GARAGE:**

Single garage with up and over door.

### **TENURE:**

Freehold

### **OTHER PROPERTY FACTS:**

Construction: Brick Construction

Council Tax Band: D

EPC Rating: D

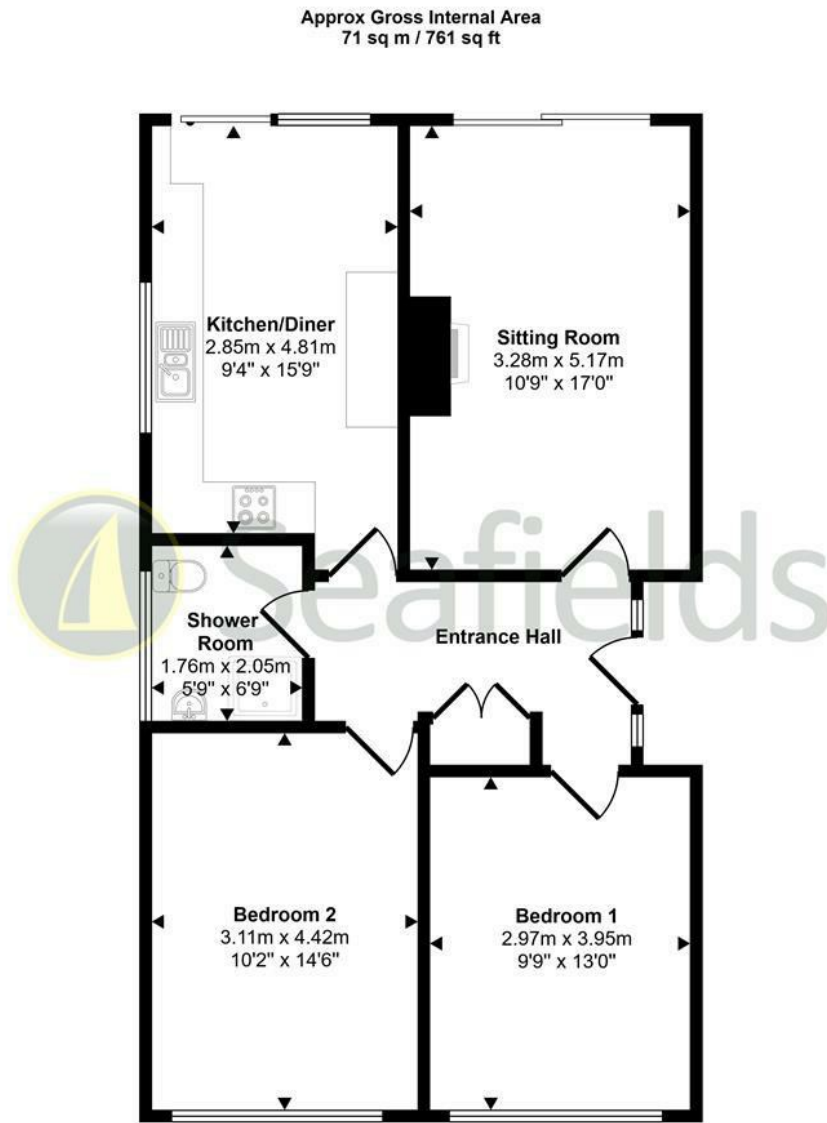
Conservation Area: No

Flood Risk: No

Seller's Situation: No Chain

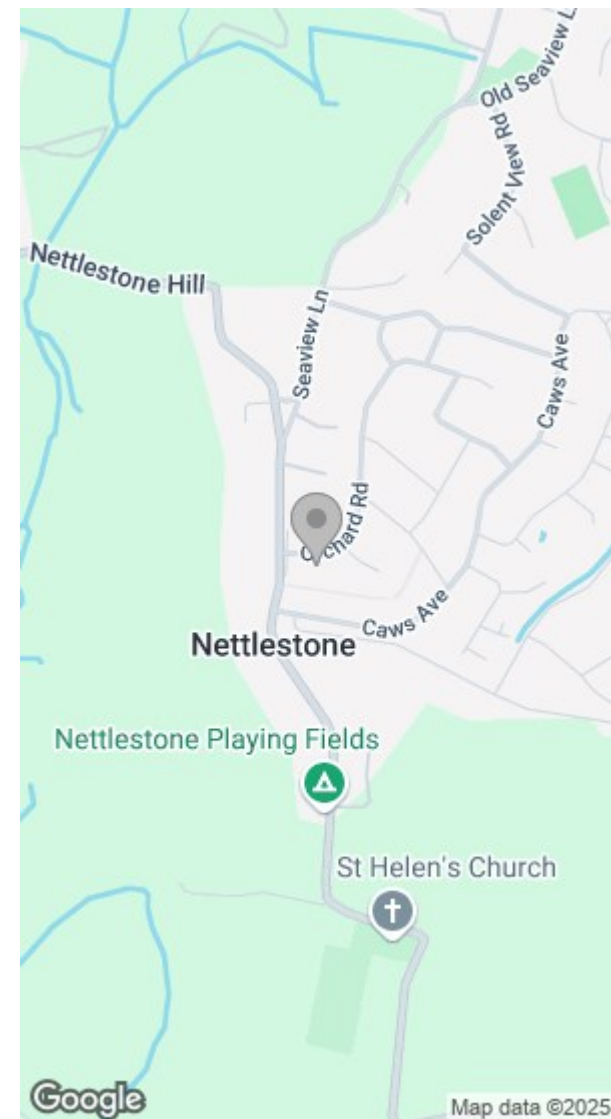
### **DISCLAIMER:**

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.



Floorplan

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			64
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



