



Guide Price £525,000
7 MATTHEWS WAY, SEAVIEW, ISLE OF WIGHT, PO34 5LB



GREAT SPACE, TRANQUILITY, PRIVACY ... AND ADDED POTENTIAL!

Step within this charming **SPLIT-LEVEL BUNGALOW** to appreciate the comfort, peace and opportunity to create additional accommodation. The large entrance porch and hall lead to a comfortable sitting room, substantial conservatory and kitchen/diner, with 4 steps leading to the 'upper floor' landing giving access to the 3 **BEDROOMS** and 2 bath/shower rooms. An added bonus is the substantial **LOFT ROOM** (with dual aspect windows and sea views!) which presents **EXCITING POTENTIAL** for further development (subject to usual consents). One of the standout features of this property is its lovely large **WRAP AROUND GARDENS** - providing a picturesque setting for outdoor enjoyment - which also offers a covered dinghy/beach store plus shed. Added benefits include **GAS CENTRAL HEATING**, double glazing, ample parking plus **GARAGE**. Furthermore, from the rear gateway, **SEAGROVE BAY** is just moments away. As well as being ideally close to coastal and rural walkways, a short stroll leads one to Seaview and Nettlestone village amenities, shops, churches and primary school. Offered as **CHAIN FREE**.

ENTRANCE PORCH:

Large porch ideal for coats, boots and beach gear, with tiled flooring, triple aspect double glazed windows plus window and door to Hallway.

HALLWAY:

A welcoming carpeted hall with 4 steps leading to the upper landing plus doors to sitting room and kitchen/diner. Radiator.

SITTING ROOM:

A comfortable room with large double glazed window to front. Radiator. Feature fireplace with gas point. Sliding double glazed doors to:

CONSERVATORY:

A superbly proportioned room - for use as dining room or additional living area - with triple aspect double glazed windows and door to garden.

KITCHEN/DINER:

Fitted kitchen comprising range of wood fronted cupboard and drawer units with contrasting work surfaces over incorporating electric hob and eye level oven. Space for tall fridge/freezer and dishwasher. Tiled surrounds Radiator. Double glazed window to rear over-looking garden, plus further window to conservatory. Door to:

UTILITY ROOM:

Useful room with plumbing for washing machine. Further units and work surfaces plus clothes pulley. Wall mounted gas Baxi boiler. Double glazed window and door to garden.

UPPER LANDING:

Carpeted landing with doors to bedrooms and bathrooms. Hatch with pull down ladder leading to substantial loft (see below)..

LOFT ROOM:

A surprisingly large, head height loft with windows to front and rear (offering Solent views). Huge potential to create further accommodation subject to usual consents.

BEDROOM 1:

Large carpeted double bedroom with double glazed window to front. Radiator.

BEDROOM 2:

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

BEDROOM 3:

A third carpeted bedroom with double glazed window to side and large built in wardrobe/cupboard. Radiator.

BATHROOM:

Suite comprising bath with mixer shower attachment; wash hand basin and w.c. Tiled surrounds. Tile effect vinyl flooring. Radiator. Mirror fronted cabinet. Obscured double glazed window to rear.

SHOWER ROOM:

Comprising suite of inset tiled shower cubicle, wash basin and w.c. Tiled surrounds. Tile effect vinyl flooring. Obscured double glazed window to rear.

OUTSIDE:

Set within a large tucked away plot, the large wrap around gardens are a particular feature of this property. The gardens comprise patio area plus a large expanse of lawn with assorted trees and shrubs. Side gateway to front. Rear gate to path giving easy access to Seagrove Bay (via bottom of Gully Road). There is a timber garden shed plus covered dinghy/beach store.

DRIVEWAY/GARAGE:

A driveway opens into a large parking bay with ample space for cars/boats. Single garage with up and over door.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Council Tax Band: D

EPC Band: D (63)

Building Construction: Standard brick

Listed Building: No

Conservation Area: No

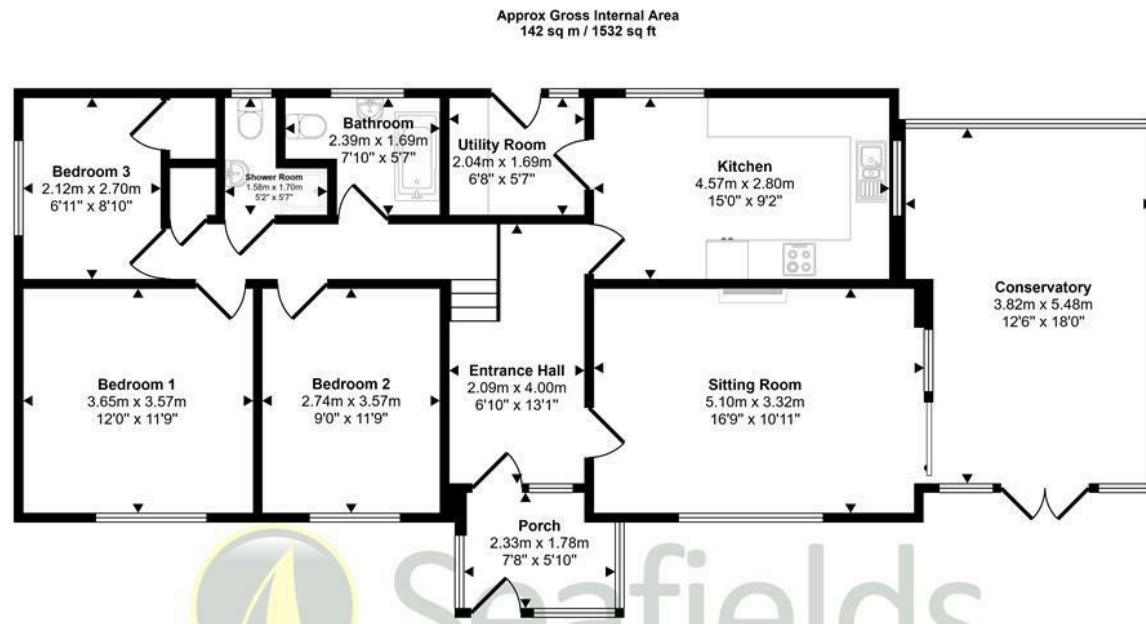
Flood Risk: Very low

Services: all services are mains connected, unless otherwise stated.

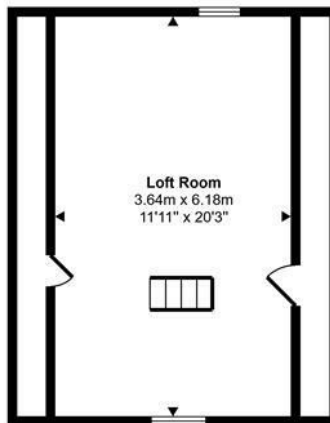
Sellers' Circumstances: Chain Free

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.

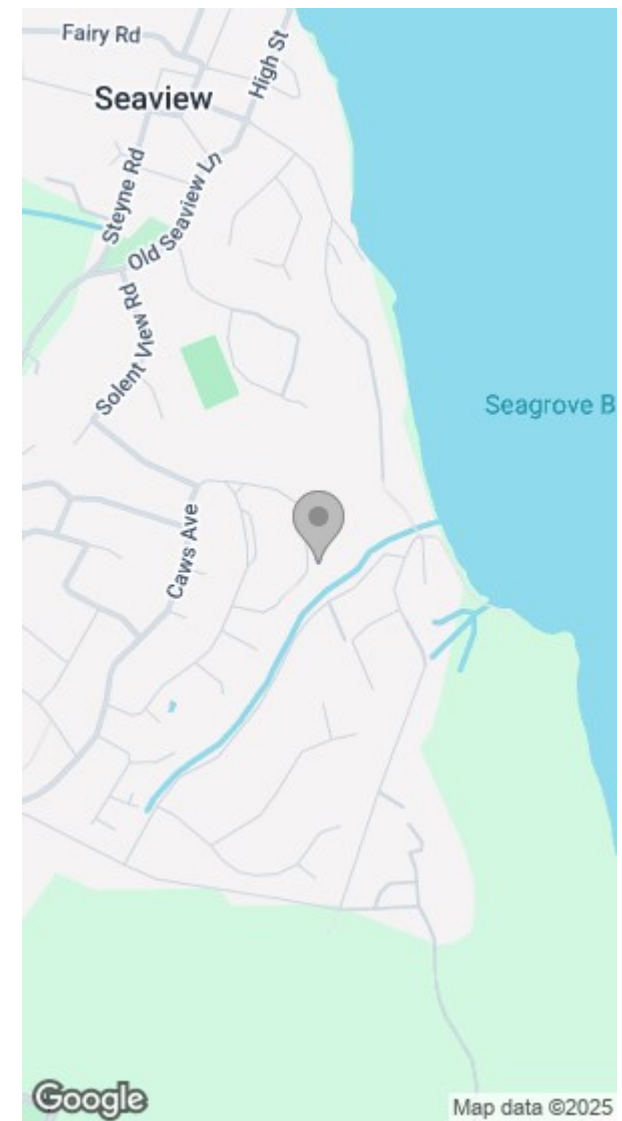


Ground Floor
Approx 113 sq m / 1211 sq ft



First Floor
Approx 30 sq m / 321 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 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 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

