



Guide Price £249,950

THE WEDGE, HIGH STREET, SEAVIEW, ISLE OF WIGHT, PO34 5EX



Seafields

A GREAT OPPORTUNITY TO ACQUIRE A SEASIDE BOLTHOLE!

The first time coming to market in over 100 years, this 1800s terraced COTTAGE (aptly named The Wedge) is located within a most sought after, idyllic Seaview High Street setting (opposite the renowned slipway to Quay Rocks and long stretch of beaches). The property is in need of upgrading so is perfect for a new owner to put their own stamp on! The accommodation features a sun porch leading to sitting room, galley kitchen and downstairs shower room, plus 2 BEDROOMS on the first floor; the latter enjoying breathtaking SEA VIEWS. As well as the superb outlook, further benefits include a front PATIO GARDEN (the perfect spot to enjoy the busy Solent scene) access to the REAR YARD offering ideal storage space for beach gear, paddleboards, etc. Minutes from Sea View Yacht Club, bars and eateries, community shop, art galleries and village shops, this home is just perfect for those seeking a 'bolt hole by the sea', overspill accommodation perhaps or indeed a retirement residence in this idyllic setting. NO CHAIN.

ACCOMMODATION:

Pedestrian gate opens to pathway leading to:

SUN PORCH:

Double glazed door, front windows and roof. Linoleum flooring. Glazed entrance door with adjacent sash windows into:

SITTING ROOM:

A carpeted sitting/dining room with storage heater. Open tread stairs to first floor. Door to:

KITCHEN:

Galley kitchen with skylight window offering natural light. Fitted cupboard and drawer units with contrasting work surfaces over incorporating sink unit. Integral 4-ring hob (currently disconnected) plus eye level oven. Free standing microwave, washing machine and tall fridge/freezer. Storage heater. Glazed door to:

REAR LOBBY:

Space for coats/boots. Double glazed door to rear yard. Obscured glazed door to:

SHOWER ROOM:

Comprising shower cubicle and w.c. Wall mounted fan heater. Skylight window.

FIRST FLOOR LANDING:

Carpeted landing with doors to Bedrooms 1 and 2.

BEDROOM 1:

Double bedroom with 2 windows to front and step up to wide opening to additional elevated seating area - with double glazed windows to front offering spectacular sea and mainland views. Pedestal wash basin with tiled surrounds and over-mirror lighting. Storage heater.

BEDROOM 2:

Single bedroom with double glazed window to rear. Deep over stairs cupboard housing hot water tank. Pedestal wash basin with tiled surround.

OUTSIDE:

To the rear is a narrow rear yard accessible via a pathway from the High Street (ideal for storage of paddleboards, beach gear etc) with 2 storage units.

To the front is a patio providing seating area over-looking Quay Rocks, the Solent and mainland beyond.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Conservation Area: Yes

Listed Building: No

Council Tax Band: C

EPC Rating: E (43)

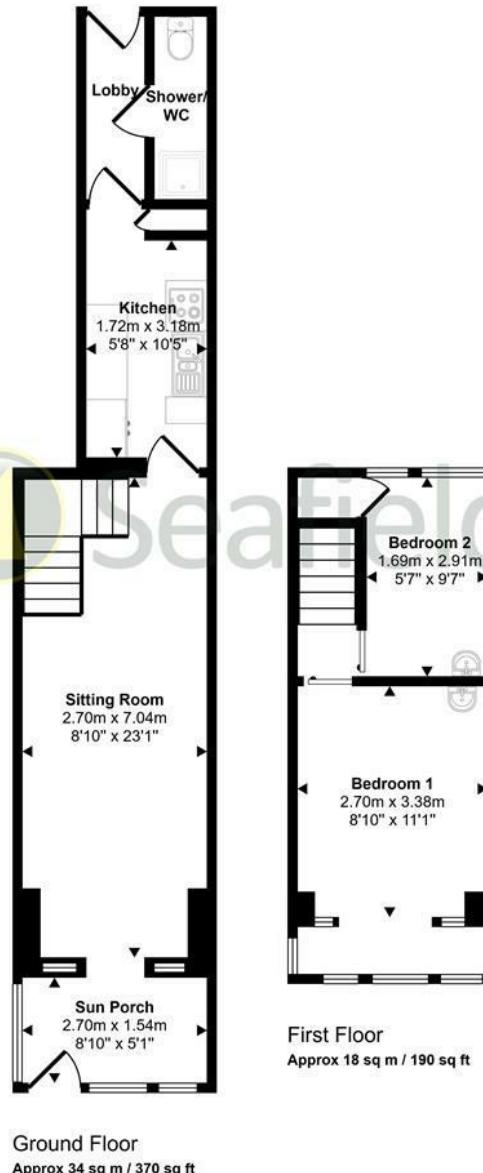
Flood Risk: Very low

Seller's Situation: Chain Free

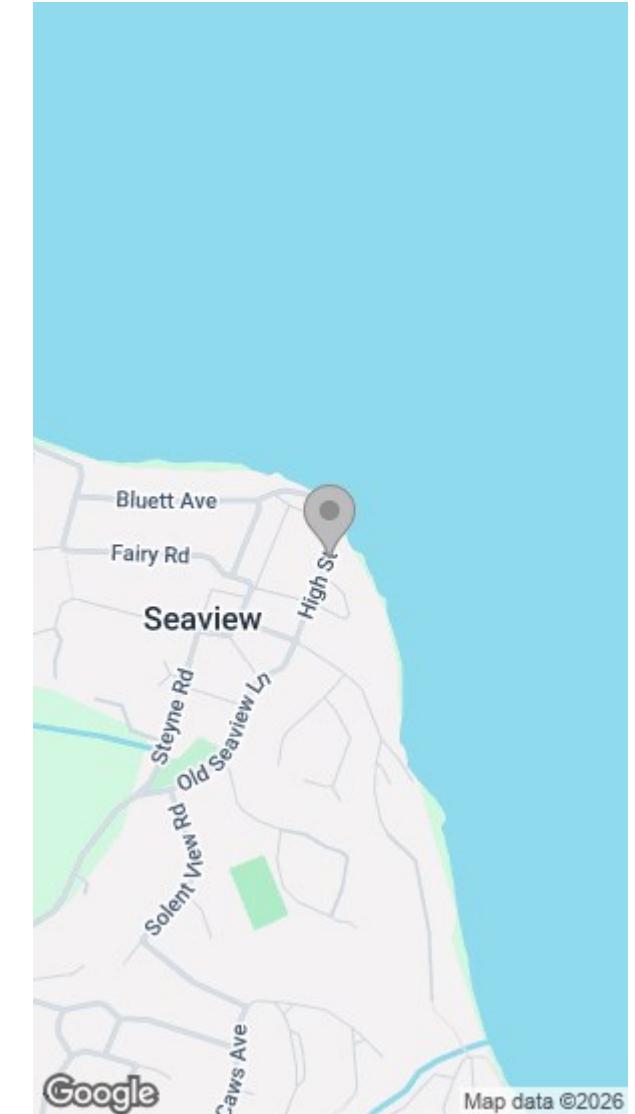
DISCLAIMER:

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.

Approx Gross Internal Area
52 sq m / 561 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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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