



# 21, Horestone Drive

Nettlestone, Seaview, PO34 5DD

**£550,000**  
FREEHOLD



Located in a highly desirable village location close to Seagrove Bay, this attractive detached house offers a beautifully presented, well-maintained four-bedroom home set in a peaceful cul-de-sac position.

- Attractive, detached family home
- Four bedrooms - three doubles and a single
- Dual aspect living room and a snug/home office
- Large rear garden with a summer house
- Peaceful, cul-de-sac position in a highly desirable area
- Potential to extend (subject to necessary consents)
- Well-maintained & presented with neutral interiors
- Kitchen-breakfast room with integrated appliances
- Ample driveway parking and an attached garage
- Walking distance to sandy beaches and village amenities

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Perfect for those seeking a leisurely coastal lifestyle, 21 Horestone Drive is just a short stroll away from the beautiful sandy beaches of Seagrove and Priory Bay and is conveniently situated to take advantage of a range of amenities in both Seaview and Nettlestone.

Enjoying fabulous views across the village rooftops from the rear, this immaculate home provides a superbly presented and spacious environment and has been well-maintained by the current long-term owner of 20 years. Bathed in natural light throughout, this well-designed property has an entrance hall at the heart of the home giving access to each of the ground floor rooms, featuring a dual aspect living room and a beautiful kitchen-diner with integrated appliances; both of which have French doors connecting with the rear garden. The ground floor also offers the convenience of an under-stair cloakroom and an additional reception room which is currently used as a snug, but could equally provide a great space as a home office, a dining room or additional bedroom if required. Forming the first floor of this wonderful home is a spacious landing leading to a family bathroom and four well-presented, carpeted bedrooms comprising three doubles and a single size.

Frequented by the island's native red squirrels, outside is equally as special with a beautifully landscaped rear garden including a spacious, elevated patio terrace providing a leisurely spot to enjoy the sunshine and a delightful outlook over a well-kept lawn space flanked with mature trees and shrubs. There is also a charming summer house to enjoy and a greenhouse situated alongside a decked seating terrace. Furthermore, an attached double garage is a useful space and could also offer great potential to extend the accommodation if desired (subject to planning consent).

Located in the village of Nettlestone, the property boasts easy access to footpath leading to Gully Road which takes you directly to the wonderful sandy beach of Seagrove Bay and the secluded hidden gem of Priory Bay; both with expanses of golden sands - popular for a whole range of beach activities and water sports. The gently sloping beach at Seagrove Bay has a slipway running down into the sea, providing a regular launching platform for boats. Horestone Drive is just a short walk to a range of amenities in Nettlestone including a local convenience store, a highly reputable primary school and bus route 8, which links the village to the towns of Ryde, Newport and Sandown. Continuing to the highly regarded coastal village of Seaview, there is a fantastic Edwardian promenade which enjoys beautiful views across the Solent, further sandy beaches and the renowned Seaview Yacht Club. There are plenty of opportunities for coastal cycling or walking in the area, and even a spot of peaceful bird watching at the nearby Hersey Nature Reserve. Seaview village offers a range of conveniences including a community grocery shop, a renowned coffee shop and a gastropub, a pharmacist complete with a post office, and the celebrated Seaview Hotel Restaurant and Bar. The nearby towns of Ryde and Fishbourne provide regular car ferry links and high-speed foot passenger travel links for those quick trips across the Solent to the mainland.

### **Welcome to 21 Horestone Drive**

Providing a delightful first impression with an expanse of lawn space to the front, 21 Horestone Drive enjoys a setback position from the quiet road. This attractive 1980s redbrick house has diamond leaded windows which enhance the property with character and charm, and an ample block paved driveway passes the lawn, providing an approach to a detached double garage and a lovely duck-egg blue front door beneath a storm porch.

### **Entrance Hall**

*7'05 x 6'05 approx (2.26m x 1.96m approx)*

A large hallway with a wood-effect laminate floor and a carpeted staircase to the first floor. Wood panel doors lead to:

### **Living Room**

*18'02 x 10'03 (5.54m x 3.12m)*

A carpeted room with French doors to the rear garden and a bow window to the front aspect with a deep ledge.



### **Snug**

*9'03 x 8'0 (2.82m x 2.44m)*

An additional carpeted reception room with a window overlooking the front aspect.

### **Kitchen-Diner**

*13'09 x 9'04 (4.19m x 2.84m)*

With wooden base and wall cabinets, and a grey countertop incorporating 1.5 sink and drainer and tiled splashbacks. Integrated appliances include a dishwasher and a freezer, and there is space to position two further appliances such as a fridge-freezer and washing machine, plus a cooker beneath a cooker hood. There is a window and French doors to the rear aspect as well as a full-length window to the side. Fitted with a tiled floor, the room also includes a gas combination boiler installed in 2019.

### **Cloakroom**

With a laminate floor, dual flush w.c. and a wall-mounted wash basin with splashback tiles.

### **First Floor Landing**

Stairs ascend to a spacious landing with a deep airing cupboard and hatch accessing a large, boarded loft via a pull-down wooden ladder. Wooden panel doors lead to the following:

### **Bedroom One**

*12'03 x 9'0 (3.73m x 2.74m)*

A naturally light, double bedroom overlooking the front garden.

### **Bedroom Two**

*9'02 x 7'11 (2.79m x 2.41m)*

Another double size with a decorative feature wall and a window to the front aspect.

### **Bedroom Three**

*9'06 x 7'09 (2.90m x 2.36m)*

The smallest of the double bedrooms with a contrasting blue feature wall and a window to the rear aspect offering far-reaching rooftop views.

### **Bedroom Four**

*8'05 x 7'10 (2.57m x 2.39m)*

A single-sized bedroom with a window to the rear aspect, again with pleasant views across the rooftops.

### **Bathroom**

*7'07 x 5'02 (2.31m x 1.57m)*

With a tiled floor, a w.c. beneath an opaque window to the rear, a pedestal hand basin and a panel bath with a shower over plus a tiled surround.

### **Garden**

The rear garden has a spacious, versatile patio terrace with steps down to a large lawn area with a mature oak tree and deep, flowering shrub beds featuring hydrangeas and rhododendrons. Alongside a Mediterranean-themed corner plant bed with mature cordylines, a decked terrace provides an additional seating spot to make the most of the afternoon sunshine. There is also a greenhouse and a charming timber-built summer house offering a sheltered, peaceful space to relax. The garden is fully enclosed and has pathways on either side leading to access gates opening to the front of the house.



### **Garage and Driveway**

A double garage is attached to the side elevation and is accessible from the rear garden and a remote-controlled electric door from the driveway which provides parking for several vehicles.

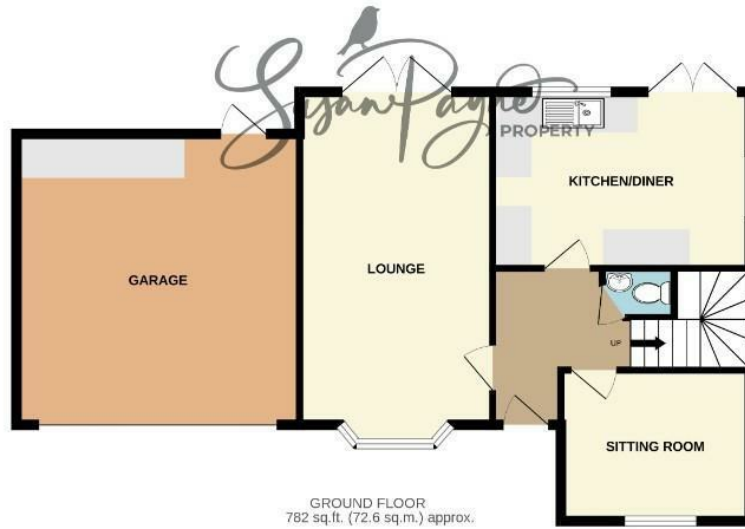
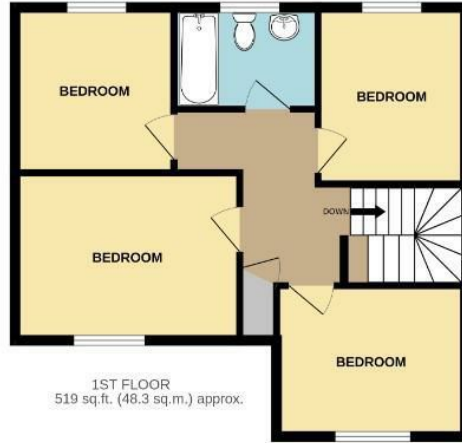
Perfect for those seeking a coastal village lifestyle with the convenience of plenty of local amenities nearby, 21 Horestone Drive represents an enviable opportunity to acquire a spacious and superbly presented home situated within a peaceful cul-de-sac location. A viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

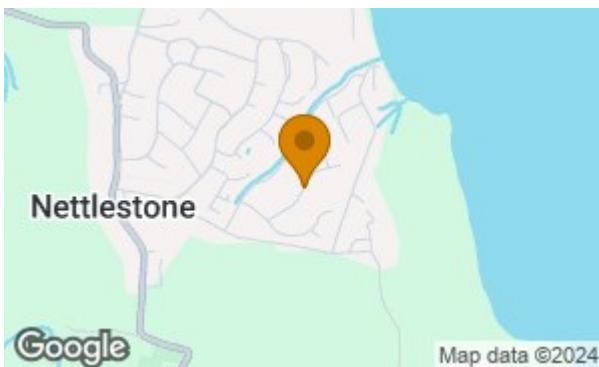
Council Tax Band: E

Services: Mains water and drainage, electricity, gas central heating.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	82

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

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