



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# Pearmain

East Green, Seaview, Isle of Wight PO34 5DJ



**£385,000**  
FREEHOLD



Tucked away within an idyllic, sought-after location, this immaculately presented, stylish, detached home boasts a flowing layout, well-established gardens, driveway parking for multiple vehicles, and a detached garage.

- Beautifully presented detached two-bedroom bungalow
- Spacious, mature gardens to the front and rear
- Long, gated driveway and a separate detached garage
- Stunning position, close to beaches and village amenities
- Ideal main home or would be a fabulous lock-and-leave
- Set in a peaceful position within a private, quiet cul-de-sac
- Well-maintained with a chic design scheme throughout
- Large loft space could offer further potential (STP)
- Gas central heating and double-glazed windows
- Network of coastal and rural trails on the doorstep

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

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Originally constructed in the late 1960s, Pearmain has been updated by the current owners of four years to create an immaculate home, presented in a stylish design scheme that perfectly complements the original mid-century character of the property. In addition to the cosmetic updating, the property has also benefitted from an upgraded bathroom. A large loft space, which already has dual aspect windows, plus the detached garage, enables the property to offer a new owner further potential to increase the living space, subject to any necessary consents. Accommodation is currently all on one floor, and comprises a welcoming entrance hall, a large lounge-diner, a sunroom, a kitchen, a bathroom and two double-bedrooms.

Located in the heart of this popular village, this fantastic property offers a secluded spot on a private cul-de-sac, discreetly positioned just off Nettlestone Green. With local amenities right on the doorstep, you'll find a well-stocked convenience store, a highly regarded primary school, and a regular bus service connecting to Ryde, Bembridge, Sandown, and Newport. Two of the Isle of Wight's most stunning beaches, Seagrove Bay and Priory Bay, are just a short walk away, offering peaceful escapes from the summer crowds. The area also boasts a variety of scenic coastal and rural footpaths, including a pleasant walk from Seagrove Bay to Ryde, featuring wide sandy beaches, seaside amusements, and plenty of spots for ice cream and refreshments. The charming village of Seaview is within walking distance, offering additional amenities and acclaimed dining options such as the renowned Seaview Hotel. Seaview's lovely Edwardian promenade provides beautiful views across the Solent, family-friendly beaches, and is home to the famous Seaview Yacht Club. Regular ferry services to the mainland are available in the nearby towns of Ryde and Fishbourne.

### **Welcome to Pearmain**

From the desirable East Green cul-de-sac, a pedestrian path leads alongside the front garden and on to the front door, which is set into the side aspect of the property.

### **Entrance Hall**

*extending to 15'1" (extending to 4.61m)*

The welcoming entrance hall is presented in a soft, caramel hue over a plush neutral carpet, and benefits from built-in storage and a hatch which provides access to the large loft. Doors lead to the lounge/diner, to the kitchen, bathroom and to both bedrooms.

### **Lounge/Diner**

*20'3" x 12'0" max (6.19m x 3.66m max)*

Spacious and bright, the lounge/diner features triple aspect glazing, providing views over the front garden and filling the room with glorious natural light. The space is presented in a combination of contemporary mauve walls and beautiful timber floor, and is arranged around a feature fireplace, currently home to a disconnected gas-fire on a tiled hearth. There is plenty of room for dining and lounge furniture, and a door to the kitchen creates a flowing layout.

### **Kitchen**

*10'7" x 9'4" (3.24m x 2.86m)*

The kitchen has been brought up-to-date with a fresh colour scheme, modern tiled splashbacks and a contemporary vinyl floor. Fitted units comprise a useful mix of base and wall cabinets, finished in white with wood trim detailing and complemented with light, roll-edged worktops. A sink and drainer is set beneath a window to the side aspect, and a glazed door has a covered porch and leads out to the driveway. Integrated appliances include a high-level double oven, an electric hob and an extractor hood, plus there is a freestanding washing machine and fridge-freezer which are included in the sale.

### **Sunroom**

*11'7" x 4'7" (3.55m x 1.42m)*

Accessed from outside, the sunroom provides useful additional space, and comes complete with glazing on three sides, currently with patterned film on the glass to enhance privacy, and a practical tiled floor.





### **Bedroom One**

*13'11" max x 10'11" (4.26m max x 3.33m)*

Stylish patterned wallpaper combines with a soft neutral carpet in the primary bedroom, which is well proportioned and light, with twin aspect glazing with lovely garden views. A built-in wardrobe provides good storage space, and a built-in cupboard has created further storage and a fabulous dressing table area.

### **Bedroom Two**

*10'2" plus wardrobes x 8'11" (3.11m plus wardrobes x 2.72m)*

Currently in use as a wonderful art studio, the second bedroom is also a good-size with plenty of space for a double bed, and dual aspect glazing which fills the room with natural light. Uplifting wall colour combines with a dark wood floor, and there is a large built-in cupboard, which is also home to the Vaillant combi boiler.

### **Bathroom**

*7'4" x 6'4" (2.25m x 1.94m)*

Recently refreshed, the contemporary bathroom is a calming, well-appointed space, presented in a mix of white walls, natural stone wall tiles, timber cabinetry and a beautiful botanical wallpaper, over a dark vinyl floor. The suite consists of a full-size bath, complete with a shower over and a sleek glass screen, a vanity basin with a mixer tap, and a concealed cistern low-level WC. The bathroom also has a window to the side aspect with patterned glass for privacy.

### **Outside - Front**

The front garden is completely enclosed, with a gate to the block-paved driveway which extends to one side and connects to the garage. Mainly laid to lawn, the front garden benefits from well-established planting with a raised bed that surrounds a paved terrace that spans the front of the house.

### **Garage**

*15'10" x 8'10" (4.84m x 2.71m)*

The garage could offer further potential, and currently has white painted walls, a smart white up-and-over door, power and lighting and has the added benefit of a window to the side aspect looking over the garden.

### **Outside - Rear**

The fantastic rear garden is a mix of paved pathways around a lawn, and beautiful mature decorative borders. A raised terrace area behind the garage provides a perfect outside seating or dining area, and the rear garden is enclosed with high-quality fencing.

Pearmain presents a rare opportunity to purchase a well maintained, stylish home, with added potential to suit a new owners requirements, and set in a quiet, sought-after coastal village location. An early viewing with the sole agent Susan Payne Property is highly recommended.

### **Additional Details**

Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage



Ground Floor

Internal space = 796sqft (73.9sqm) approx. + Garage



Floorplan for illustrative purposes only and may not be to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	

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