



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

15, Horestone Drive

Seaview, PO34 5DD



£375,000
FREEHOLD




Situated in a sought-after location in Seaview, this charming three-bedroom bungalow offers a fantastic opportunity for modernisation just moments from Seagrove Bay, with driveway and garage parking.

- Detached, three-bedroom bungalow
- Driveway and garage parking
- Naturally light and airy interiors
- Short walk to Seagrove Bay and the village
- Delightful rear garden with potential
- Potential to put your own stamp on
- Schools, amenities, and travel links nearby
- Peaceful, cul-de-sac position in a highly desirable area
- Double glazing and gas central heating
- Offered for sale chain free

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

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Having been a loving family home for many years, 15 Horestone Drive presents this fantastic, detached bungalow with three bedrooms ready for the new owners to make their own. Comprising an entrance hall leading to three bedrooms, the shower room, the kitchen, and the living-dining room, this home offers naturally light and airy interiors and presents a wonderful garden to the rear which is frequently visited by the islands red squirrels. The long driveway offers parking for several vehicles with a large front garden offering potential to expand, if required.

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 15 Horestone Drive

Set back from the quiet road, the long driveway leads from Horestone Drive down to the property where the front door can be accessed via a few steps. The property also benefits from a lovely front garden which has potential to be landscaped or used as additional parking.

Entrance Hall

18'4" max x 9'9" max (5.59m max x 2.98m max)

Flooded with natural light, this spacious entrance hall offers a spot to put coats and shoes as well as providing access through the bungalow. The airing cupboard featuring the immersion heater, can be found here.

Bedroom One

10'5" x 10'1" (3.19m x 3.08m)

Situated at the front of the property with a window overlooking the front garden, this double bedroom offers a range of built in cabinetry and is finished with neutral décor.

Bedroom Two

9'11" x 9'7" (3.04m x 2.93m)

This double bedroom is also situated at the front of the property with a window to the front aspect. There is ample space for bedroom furniture or to build a fitted wardrobe.

Bedroom Three

9'3" x 8'2" (2.82m x 2.50m)

Featuring a range of fitted cabinetry, this single bedroom is naturally lit by a window to the side aspect.

Wet Room

8'2" x 6'0" (2.51m x 1.83m)

Refitted approx. two years ago, this handy wet room comprises a w.c, a wall mounted hand basin, and a walk in, electric, shower with shower guards. Two obscure glazed windows to the side aspect fill the room with natural light, and the area around the shower is surrounded with neutral white wall tiles.



Kitchen

10'2" x 8'3" (3.11m x 2.52m)

Fitted with a range of wooden base and wall kitchen cabinets with a stone effect worktop integrating a sink and drainer, this handy kitchen space offers a multi-pane glazed door and a window to the side. With undercounter space for a washing machine, and a small breakfast bar to one side with an obscure glazed internal window, the kitchen integrates an electric hob with an electric cooker under. A serving hatch opens into the living - diner.

Living - Dining Room

20'1" x 11'10" (6.13m x 3.62m)

Naturally light from the window and obscure multipaned panel door to the garden, this fantastic room offers ample space for lounging and dining furniture. Neutrally decorated, the room enjoys views over the rear garden and is the perfect spot to watch the sunsets all through the year.

Garden

Benefitting from access either side of the property and from the living-dining room, this fantastic garden offers endless opportunity for the new owners to make their own. Mostly laid to lawn with some mature planting to one side, this fabulous garden enjoys sunshine for majority of the day with its East to West facing position.

Parking

A long driveway offers off-road parking for up to 3 vehicles as well as a garage for an additional car or could be utilised for storage. The garden area to the front could be utilised for more parking, if required, plus there is unrestricted on-street parking available on Horestone Drive.

15 Horestone Drive presents a fantastic opportunity to acquire a detached three bedroom bungalow with potential to make your own, set within a fantastic location. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: D (approx. £2,321.27 pa – Isle of Wight Council 2024/2025)

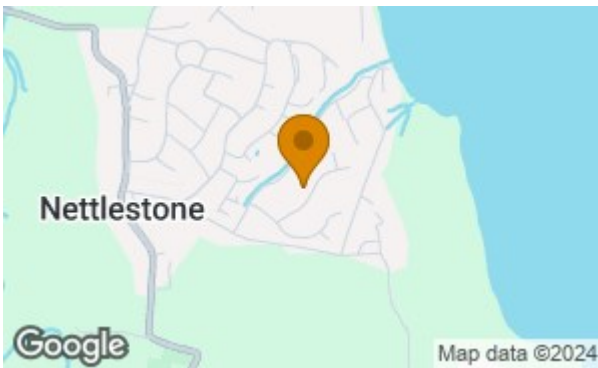
Services: Mains water, gas, electricity, and drainage



GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 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 misstatement. 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.
 Made with floorplan 12/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c8e6c9; border-radius: 50%; margin-right: 5px;"></div> <div style="text-align: center;">85</div> </div>
(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			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c8e6c9; border-radius: 50%; margin-right: 5px;"></div> <div style="text-align: center;">85</div> </div>
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Not environmentally friendly - higher CO ₂ emissions			
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Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.