

# 2 Normans Landing, Duver Road

Seaview, PO34 5AJ



Occupying a prime position on the desirable seafront in Seaview, offering the most spectacular views, this superb two-storey beach house is convenient for amenities and one of the Island's most spectacular beaches.

- Unique two-storey bespoke beach home
- Balconies to the front and rear
- Seaview Village amenities on the doorstep
- Freehold and offered for sale chain-free
- Double glazing with fitted shutters
- Beachfront position by the breathtaking Springvale Beach
- Uninterrupted sea views and nature reserve views
- Plenty of vehicle and boat parking available
- Well-maintained and presented
- Holiday occupation from 1st April – 30th September

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

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Situated in one of the most desirable locations, this unique two storey beach hut offers breathtaking views over Springvale beach and the picturesque Hersey Reservoir from the two balconies to the front and rear. The property boasts neutral interiors throughout and is fully equipped to provide the perfect island retreat to escape to. The space comprises a storage room, ground-floor living space with an en-suite shower room, and the stairwell leads up to the first floor, which offers an open-plan living area with a kitchenette and a WC.

Seaview is a popular resort for sailing and water sports and boasts three beautiful beaches from Springvale beach stretching from Puckpool to Seaview and a little further along the coast, Seagrove Bay offers gently sloping golden sands and the hidden gem of Priory Bay is sheltered by National Trust woodland. There are plenty of opportunities for coastal cycling or walking, and even a spot of relaxing birdwatching at the nearby Hersey Nature Reserve where a whole host of wildlife regularly visit, including the elusive kingfishers.

Enjoying a beachside position along Seaview's sandy Springvale beach, a quick dip in the sea and blissful days at the seaside are just a short meander away, and the local amenities of Seaview village are also nearby which include a Yacht Club, community grocery shop, a coffee shop, popular gastropub, pharmacy with a post office, and Puckpool Park where you can enjoy a number of great family activities. A regular Southern Vectis number 8 bus service links Seaview with Ryde, Bembridge, Sandown and Newport. The seaside town of Ryde is located just 2.2 miles away and can be easily reached within just two hours directly from London Waterloo via train which connects with the Islands catamaran and hovercraft services via Portsmouth and Southsea. Mainland motorways also connect directly with the car ferry ports located at nearby Fishbourne or East Cowes.

#### **Welcome to 2 Normans Landing**

2 Normans Landing forms part of a row of charming beach houses which are surrounded by a distinctive blue picket fence with a lovely lawned frontage. A remote-controlled security bar opens into a large residents parking area which benefits from some block paving and gravelled areas providing ample parking for both vehicles and boats. An obscure glazed door opens into the beach hut.

#### **Entrance**

Providing space to store coats, shoes and towels, this entrance provides access to the storage room and living space on the ground floor. The carpeted stairwell leads to the first floor.

#### **Storage Room**

Benefiting from a large electric roller door, making it easy to store kayaks and paddleboards, this space is a useful storage area for beach equipment. Shutters separate the space into the ground-floor living space.

#### **Ground Floor Living Space**

Boasting large patio doors and two windows to the front aspect, this fantastic room has potential to be utilised in a number of ways, including additional storage space for larger beach items or outdoor furniture, or somewhere to escape the hot summer sun. The French doors open out onto a paved terrace that benefits from cover from the balcony above. There is also access to a shower room here.

#### **Shower Room**

The space comprises a recently replaced shower, a WC with a practical space-saving hand basin over, and a heated towel rail. There is also access to an under-stairs cupboard for storage.



### **Open Plan Living Area**

Situated on the first floor, making the most of the beautiful views, this space benefits from French doors leading out to the sizeable balcony which offers a front row seat for sailing events such as Round the Island Race, and Sunday racing sessions, as well as glorious sunsets and the beautiful skyline in the evenings. The living space benefits from a fitted sofa, which converts to a king sized bed with built-in storage, also offering space for dining if required. The kitchenette features a sink, a two ring electric hob, a microwave, and a small fridge-freezer, plus a useful breakfast bar. There are patio doors which also open to the rear, which feature a smaller balcony space but enjoy a wonderful view of the nature reserve and a south-facing position. There is access to a cloakroom.

### **Cloakroom**

Accessed from the open plan living space, the cloakroom features a WC, a vanity hand basin, and a heated towel rail.

### **Outside and Parking**

The outside, communal areas are made up of a lawn area to the front of the beach huts and a large communal residents' car park to the rear. The car park offers ample parking for residents' vehicles as well as a separate parking area for boats and dinghies.

This is a truly unique opportunity to acquire a beautiful bolthole in a beautiful area on the Isle of Wight. A viewing is highly recommended by the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold |

Council Tax Band: A (approx. £1,616.28 pa - Isle of Wight Council 2025/2026) |

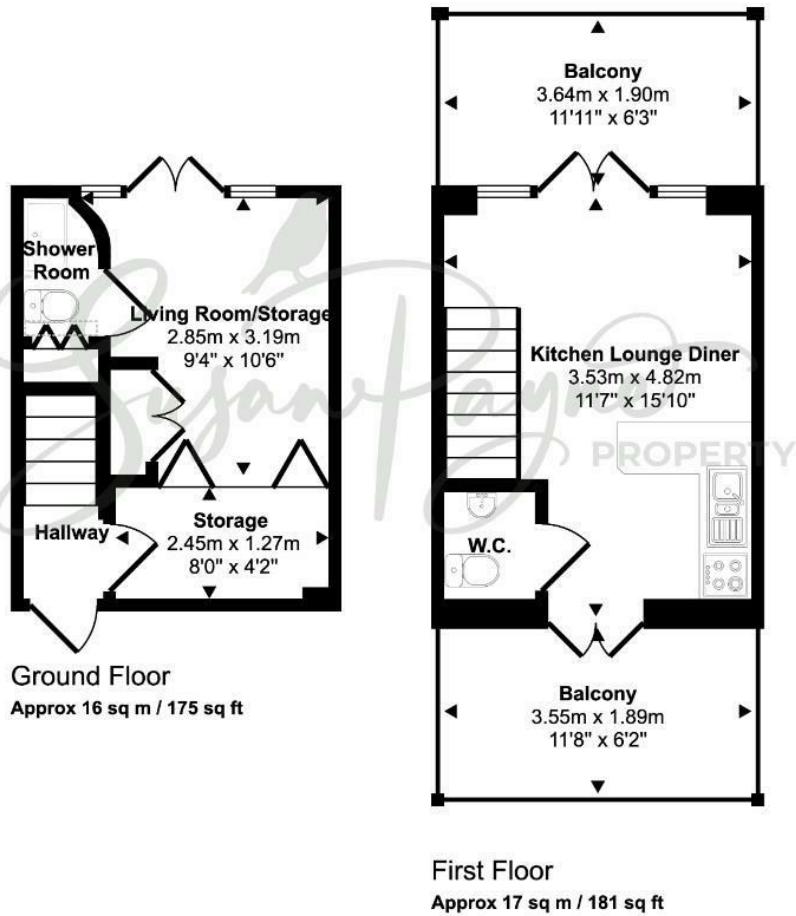
Maintenance Costs: £500 for 6 month season |

Services: Mains water, drainage, and electricity |

Holiday home use only – 1st April – 30th September |

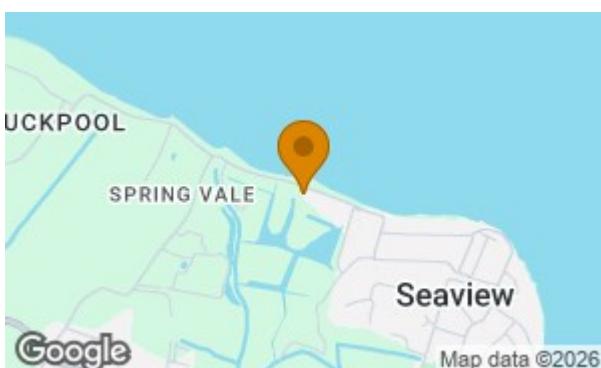
Pets are allowed

Approx Gross Internal Area  
33 sq m / 356 sq ft



 Denotes head height below 1.5m

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.



#### Agent Notes:

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