



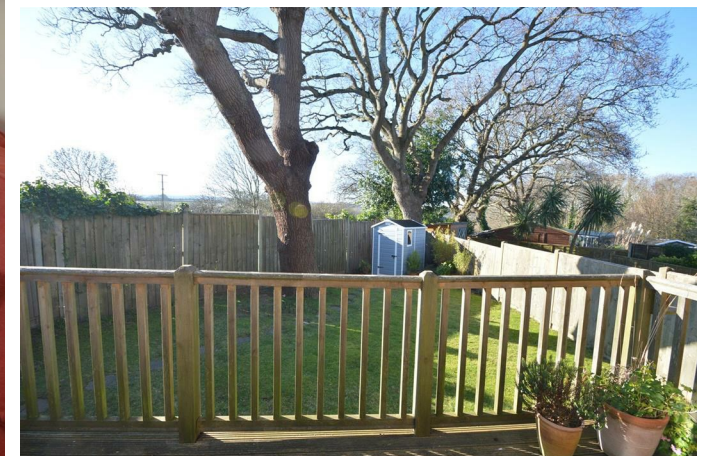
- No Onward Chain
- Comfortable 3 Bedroom Accommodation
- Spacious 19'5 Lounge/Diner
- Cloakroom W.c
- Pretty 2007 Built Detached House
- Smart Modern Kitchen/Breakfast Rm
- Modest Lawned Garden with Sun Deck
- Peaceful Coastal Village Location
- Parking for Two
- Well Presented Interior

Oak Cottage Eddington Road, Seaview, PO34 5EB

**£415,000**



There are some blatantly obvious economic and ease of maintenance benefits to purchasing such a modern home, however, Oak Cottage offers so much more. Firstly location, this house is found within the very heart of Nettlestone village positioned along the northeast coast of the Island and as such is well placed for pleasant walks to the nearby beaches of Seagrove Bay, Priory Bay and The Duver. Inland you will have access to the extensive network of footpaths and bridleways literally on your doorstep which wind their way throughout the Island. Secondly the interior has been beautifully maintained since the owner purchased from new and is well presented throughout. The most recent changes to the house are the stylish kitchen/breakfast room which now enjoys a newer range of units and the bathroom suite has also been replaced. The sensible layout sees the lounge/diner to the rear seamlessly connecting to the rear sun deck and west facing garden. Upstairs and there are three bedrooms to choose from and the modern bathroom. All mod cons as you would expect include double glazing, central heating and a ground floor cloakroom w.c. Views from the rear are of the neighbouring woodland screening the farmlands beyond and offering pleasant sunsets to this westerly outlook. A major supermarket, who currently offer a home delivery service, is less than a 10 minute drive away and there is a local store holding an extensive array of goods. There are several restaurants and waterside bars in the area plus two well known sailing clubs. Ryde is the closest principal town and here you will find regular mainland passenger travel options.





## Accommodation

### Entrance Hall

15'10 max x 6'4 max (4.83m max x 1.93m max)

### Built in Storage

### Cloakroom W.c

### Kitchen/Breakfast Room

12'4 x 9'5 (3.76m x 2.87m)

### Lounge/Diner

19'5 x 11'9 (5.92m x 3.58m)

### Landing

### Built in Storage

### Bedroom 1

15'5 x 9'4 (4.70m x 2.84m)

### Bedroom 2

11'9 x 9'10 (3.58m x 3.00m)

Loft access

### Bedroom 3

9'3 x 8'4 (2.82m x 2.54m)

### Bathroom

9'4 x 5'8 max (2.84m x 1.73m max)

### Gardens

The frontage is laid to brick paving for parking purposes. A gated side access leads to the rear, west facing garden. This is neatly laid to lawn and fully enclosed by fenced boundaries. A raised sun deck (15'0 x 8'0) sits off the lounge/diner accessed via its patio doors. Garden shed. Garden tap.

### Parking

The brick paved frontage has spaces for two vehicles. Shared entrance for driveway with the adjacent detached house.



**Tenure**

Long leasehold. 999 years from 1859.  
Freehold owned by direct neighbour. Ground rent is £6 per annum fixed for the period of the lease.

**Council tax**

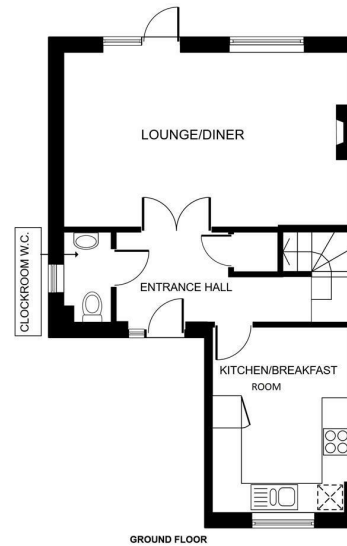
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**Services**

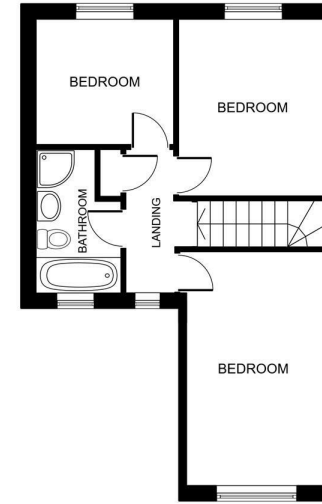
Unconfirmed gas, electric, mains water and drainage.

**Agents Note**

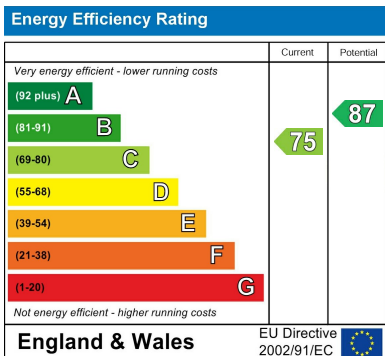
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA  
GROUND FLOOR 45.3 m<sup>2</sup> FLOOR 1 45.1 m<sup>2</sup>  
TOTAL: 90.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**
Date .....
Time .....