



- Well Presented DETACHED House
- Stylish Modern Kitchen with Island
- Smart Modern Bathroom Suite
- Solar Panels - 2022 Income £2452.83
- Comfortable 4 Bedroom Accommodation
- Double Garage & Driveway
- Short Walk to Beaches
- Interesting SEA VIEWS!
- Sought After Coastal Village Location
- 20'1 Triple Aspect Lounge

39 Caws Avenue, Seaview, Isle Of Wight, PO34 5JT

**£525,000**



Can we interest you in a beautifully presented detached modern home situated in a pretty village by the sea? Popular with families, retirees and holiday home buyers, Seaview is a lovely place to reside and this house is a stones throw from everything it has to offer. More recent improvements include a stylish kitchen with a central island and contemporary stainless steel and polished wood balusters and handrail to the winding stairs. The solar panels ensure you will generate a handsome income each year and free electric stored in the battery. The house occupies a landscaped corner plot offering pleasant views of the surroundings and interesting views of the nearby sea to the rear. It is conveniently nestled between the village centres of both Seaview and Nettlestone with the nearest shop and bus routes just a few hundred yards away from this well placed home. On foot, the beaches of Seagrove Bay & Priory Bay are just 10 minutes from here unlocking miles of coastal walking routes and linking other villages and towns such as Ryde, which is 3 1/2 miles away following these routes. Inland from this coastal position is the surrounding countryside accessible via many footpaths and bridleways meandering for miles around. There are several restaurants within 2 miles of this property and a short drive will see you to the principal town of Ryde which is host to a wealth retail shops and services. There is a local major supermarket in the area and currently they offer a home delivery service to make life even easier. Sound appealing?, get in touch and we can show you first hand the benefits of coastal village living and all which this property has to offer.





# Accommodation

## Entrance Hallway

## Cloakroom

## Lounge

20'1" x 11'4" (6.12 x 3.45)

## Kitchen/Diner

18'7" x 9'10" (5.66 x 3.00)

## Utility Room

## Gallery Landing

## Bedroom 1

12'9" x 9'11" (3.89 x 3.02)

## Bedroom 2

11'4" x 9'10" (3.45 x 3.00)

## Bedroom 3

9'11" x 8'10" (3.02 x 2.69)

## Bedroom 4

9'9" x 5'2" (2.97 x 1.57)

## Bathroom

## Gardens

The property occupies a generous corner plot with well kept gardens to all sides. A shrub filled front garden sweeps around to meet the enclosed garden to the side and rear. These have largely been hard landscaped as patios and sun terraces to catch the sun throughout the day. Ornamental trees and shrub beds can be found at intervals throughout bringing an array of colour to the garden. Garden tap.

## Double Garage

18'9" x 17'10" (5.72 x 5.44 (5.71 x 5.43))

With an up and over door, power and light. Double glazed window to side. Window to rear. Glazed door to side. Access to loft storage space. Electric consumer unit. Solar energy unit.

## Solar Panels

These are owned outright by the vendors. The current tariff is paid at 60.23 pence per Kw/h. Income for 2022 was £2452.83. The income generated is paid to the vendors quarterly. A energy storage battery is constantly topped up via the solar panels to facilitate free electric even when the panels are not generating energy.



**Driveway**

With spaces for a further two vehicles.

**Tenure**

Freehold

**Council Tax**

BAND E

**Services**

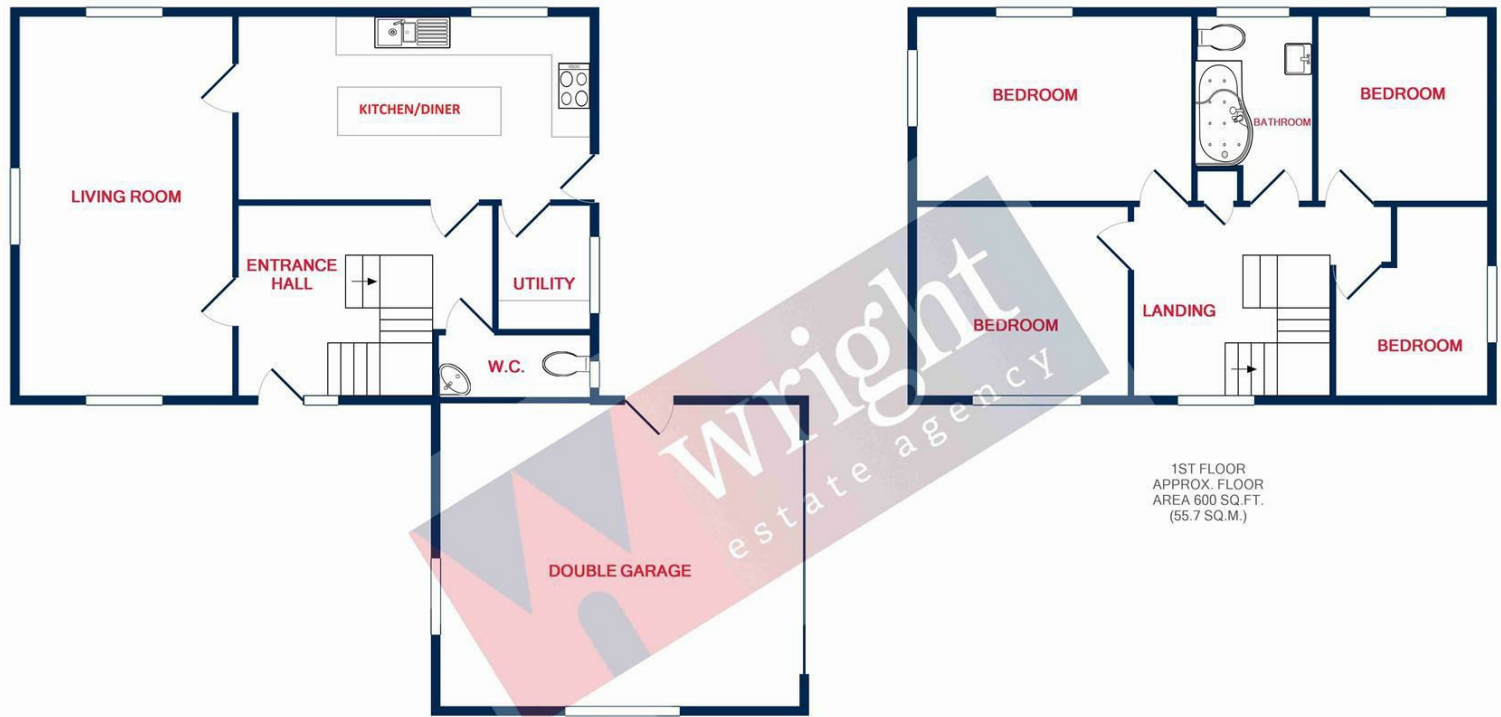
Unconfirmed gas, electric, telephone, mains water, broadband - fibre available and drainage. Mobile coverage includes O2, EE, Vodaphone.

**Additional Information**

Standard construction. Flood risk- very low.

**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.

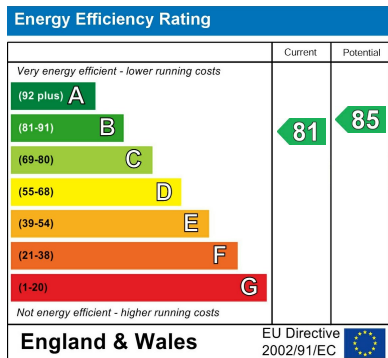


GROUND FLOOR  
APPROX. FLOOR  
AREA 905 SQ.FT.  
(84.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 600 SQ.FT.  
(55.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1505 SQ.FT. (139.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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