



Patria
Seagrove Manor Road | Seaview | Isle of Wight | PO34 5HW

FINE & COUNTRY

Seller Insight

“ *Seaview was historically an upmarket Edwardian seaside resort and it still retains a sense of exclusivity, being a popular haunt amongst politicians and celebrities. It is home to some of the best beaches the island has to offer, and both the golden, sandy Seagrove and Priory beaches are within easy walking distance of this property.*

A slightly longer walk will take you to Puckpool Park, that boasts tennis courts, mini golf and a great playground with café. Seaview is also well known for its sailing and has its own exclusive Seaview Yacht Club. And if wildlife is more your thing, then there is the Alan Hersey nature reserve a short walk away.

The village itself has everything required within easy reach including two convenience stores as well as the fantastic community supermarket which sells high quality, local produce from around the island. There's also the highly sought after Nettlestone primary school nearby and a variety of pubs, cafes and restaurants, including the renown Seaview hotel restaurant – many of which enjoy that wonderful sea view.

*There are also some very special places here, such as the nearby Isle of Wight distillery where Mermaid gin began making a name for itself and is now an award-winning gin served in pubs and bars throughout the country and even featured in a Bond film! “**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

Patria

This is a lovely, three bedroom chalet bungalow situated in the prestigious village of Seaview – so named for its excellent proximity to the fabulous beaches and views over The Solent, which this home can attest to.

On the ground floor is a generous kitchen / breakfast room, which boasts a double oven, electric hob and integrated dishwasher. At the end of the kitchen the dining area benefits from direct access via French doors to a fantastic patio in the rear garden – ideal for alfresco dining. If you'd prefer, there is also a more formal dining room, well suited to entertaining that enjoys an abundance of light from the sliding patio doors into the main garden.

The sitting room is another great sized room, with an abundance light from the dual aspect windows and sliding patio doors leading onto the patio. On the ground floor you will also find a double bedroom with en-suite cloakroom and a separate bathroom.

To the first floor are two further double bedrooms, benefitting from a shower room and which boast far reaching views across the Solent. There is also a separate stairwell leading from the rear lobby to a flexible mezzanine, which is located over the garage.

Outside to the front is a private driveway with parking for numerous vehicles and an integrated garage. The south facing rear garden boasts a vast patio that spans the entire length of the property and a good sized lawn bordered by mature plants and trees. Beyond the lawned area is a delightful, secluded decking area and pretty archway, as well as summer house and generous workshop.







Travel Information

5.7 miles from Fishbourne to Portsmouth Ferry Terminal
 10.2 miles from East Cowes to Southampton Ferry Terminal
 3.2 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Seaview Yacht Club Seaview	0.5 miles
Ryde Golf Club, Ryde	3.7 miles
Bembridge Sailing Club, Bembridge	3.4 miles
Waterside Pool, Ryde	2.8 miles

Healthcare

Doctors Surgeries	
St Helens Medical Centre, St Helens	01983 871828
The Bay Medical Centre, Sandown	01983 409292
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Rink Road, Ryde	01983 811431

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	11.6 miles (01983 822099)

Education

Primary Schools
 Windmills Pre-School, Bembridge
 Bembridge Primary School, Bembridge
 Nettlestone Primary School, Nettlestone
 Brading CE Primary School, Brading
 St Helens Primary School, St Helens
 St Mary's Catholic Primary School, Ryde

Secondary Schools/Colleges:
 The Bay CE School, Sandown
 Carisbrooke College, Newport
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde School with Upper Chine School, Ryde
 The Island VI Form Campus, Newport
 Isle of Wight College, Newport

Learning Assisted Schools:
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St. Catherine's, Grove Road, Ventnor

01983
 01983 872668
 01983 613171
 01983 407217
 01983 872442
 01983 562000

01983 403284
 01983 524651
 01983 537 070
 01983 861 222
 01983 562229
 01983 522886
 01982 526631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

The Old Fort	01983 612363
The Boathouse	01983 810616
Fox's Restaurant	01983 872626
The Crab and Lobster Inn	01983 872244
The Beach Hut	01983 874270
Isle of Wight Distillery	01983 613653
The Old Village Inn	01983 872616

These bars and restaurants are available within a 4.4-mile radius of this home

Local Attractions / Landmarks

Bembridge Windmill - Bembridge
 Quarr Abbey - Binstead
 Robin Hill Country Adventure Park - Downend
 The Wildheart Animal Sanctuary - Sandown
 Carisbrooke Castle - Carisbrooke
 Monkey Haven Primate Rescue Centre - Newport
 Butterfly World - Newport
 Amazon World Zoo - Newchurch
 Rosemary Vineyard - Ryde

Ground Floor

Approx. 110.0 sq. metres (1184.0 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



GROUND FLOOR

Entrance Hall	
Sitting Room	25'2 x 12'1
Dining Room	12'2 x 9'6
Kitchen / Breakfast Room	21'6 x 12'2
Shower Room	
Bedroom 3	12' x 11'1
En-Suite Cloakroom	

FIRST FLOOR

Landing	
Bedroom 1	16'2 x 12'1
Bedroom 2	13'4 x 12'
En-Suite Shower Room	
Mezzanine	15'4 x 7'5

OUTSIDE

Front Garden	
Driveway Parking	
Integral Garage	16'6 x 8'
Rear Garden	
Workshop	
Summer House	



Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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