

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



Seller Insight

Seaview was historically an upmarket Edwardian seasided 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 a 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.















11.6 miles (01983 822099)



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	01983871828
The Bay Medical Centre, Sandown	01983 409292
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Rink Road, Ryde	01983811431

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport

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

sle of Wight College, Newport	01982 526631
Learning Assisted Schools: Medina House, School Lane, Newport St. Georges, Watergate Road, Newport St. Catherine's, Grove Road, Ventnor	01983 522 917 01983 524 634 01983 852722

ntertainment

01983

01983 872668 01983 613171

01983 407217

01983872442

01983 562000

01983 403284

01983 524651 01983 537 070

01983 861 222

01983 562229

01983 522886

Entertainment	
The Old Fort	01983 612363
The Boathouse	01983 81061
Fox's Restaurant	01983 87262
The Crab and Lobster Inn	01983 87224
The Beach Hut	01983 874270
Isle of Wight Distillery	01983 613653
The Old Village Inn	01983 87261

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) Dining Room Kitchen/Breakfast Sitting Room Garage Bedroom 3



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

FIRST FLOOR

En-Suite Cloakroom

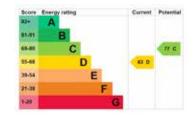
Landing
Bedroom 1 $16'2 \times 12'1$ Bedroom 2 $13'4 \times 12'$ En-Suite Shower Room
Mezzanine $15'4 \times 7'5$

OUTSIDE

Front Garden
Driveway Parking
Integral Garage

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, RH 12 1RJ. Printed





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