



Montserrat
Seagrove Bay | Seaview | Isle of Wight | PO34 5BW

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 Bay where this home is located and the adjacent Priory Bay are literally on the doorstep.*

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 a variety of pubs, cafes and restaurants, including the renown Seaview hotel restaurant – many of which enjoy that wonderful sea view.

* 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

Montserrat

Discover a rare opportunity to own a stunning beachfront residence located in one of the east coast's most sought-after seaside villages. This exceptional coastal home offers the perfect blend of tranquillity, character, and comfort—set directly on the shoreline with uninterrupted sea views, private beach access, and expansive terraces designed for outdoor living.

Set behind a charming entrance porch with space for coats, shoes and wet weather gear, the property opens into a thoughtfully appointed kitchen with built-in base units, a full-height double storage cupboard, and a side-facing window allowing natural light to pour in. An inviting archway and adjacent window opening, seamlessly connects the kitchen to the adjoining dining area, creating an open yet intimate flow ideal for entertaining. The dining room boasts dual-aspect windows and glazed double doors that open directly onto the main terrace, framing breathtaking views of the beach and horizon.

The adjoining sitting room is a warm and welcoming space, anchored by a character-rich brick-built fireplace. With double doors and additional windows facing the sea, this room offers panoramic views and effortless access to the terrace—bringing the outdoors in and making it a prime location for cozy evenings or relaxed summer gatherings.

On the ground floor, a private hallway leads to two spacious double bedrooms, thoughtfully designed for comfort and style. Bedroom two enjoys a dual-aspect outlook with captivating sea views, while a well-appointed family bathroom with both a full bath and separate shower serves the downstairs bedrooms and living spaces.

Upstairs, the first-floor lounge is a true showstopper. With a sloping ceiling and a dramatic full-height glazed window, the room is flooded with natural light and offers awe-inspiring views across the beach and the ever-changing sea beyond. Perfect for relaxing or entertaining, this space elevates coastal living to new heights.

The principal suite, also located on the first floor, is a serene retreat designed to maximize the property's spectacular location. Floor-to-ceiling windows bring the outside in, while built-in wardrobes and a private ensuite bathroom complete this elegant and restful space. A fourth bedroom, currently configured as a single, includes built-in wardrobes and offers a versatile option for a guest room or ideal home office.

The expansive sea-facing terrace is thoughtfully designed with multi-tiered levels—perfect for alfresco dining on the upper tier and sunbathing or lounging on the lower. Gated access leads directly to a concrete hard standing, ideal for dinghy storage.

Whether you're seeking a luxurious coastal retreat, a year-round family home, or a unique investment with lifestyle appeal, this extraordinary beachfront residence offers a rare combination of location, layout, and lifestyle. Just steps from the sea and minutes from the heart of the village, it's coastal living at its finest.







Travel Information

6.1 miles from Fishbourne to Portsmouth Ferry Terminal
10.8 miles from East Cowes to Southampton Ferry Terminal
3.8 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	1.6 miles
Ryde Golf Club, Ryde	4 miles
Bembridge Sailing Club, Bembridge	3.4 miles
Waterside Pool, Ryde	3.1 miles
Isle of Wight Sports Club, Seaview	1.5 mile

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	10.9 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 873575
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

Restaurants / Bars	
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

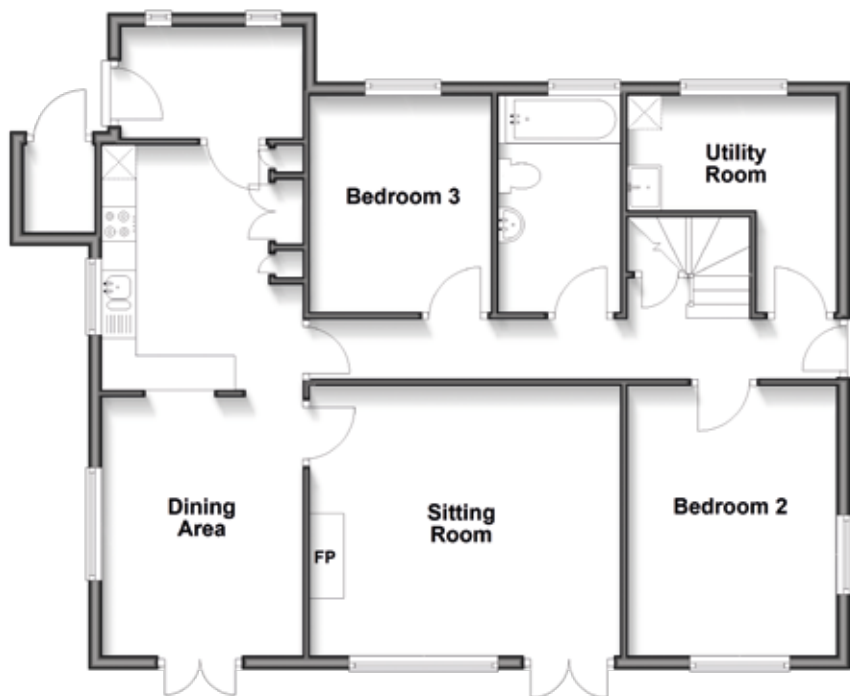
These bars and restaurants are available within a 15 minute radius of this home

Local Attractions / Landmarks

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

Ground Floor

Approx. 92.6 sq. metres (997.1 sq. feet)



GROUND FLOOR

Entrance Porch	
Kitchen	11'10 x 9'7
Dining Area	12'4 x 9'8
Sitting Room	15'6 x 12'11
Hallway	
Bedroom 3	10'11 x 8'8
Bathroom	10'10 x 5'10
Bedroom 2	12'11 x 9'8
Utility Room	10'11 x 5'6 plus 10'1 x 3'7 (L-shaped)

FIRST FLOOR

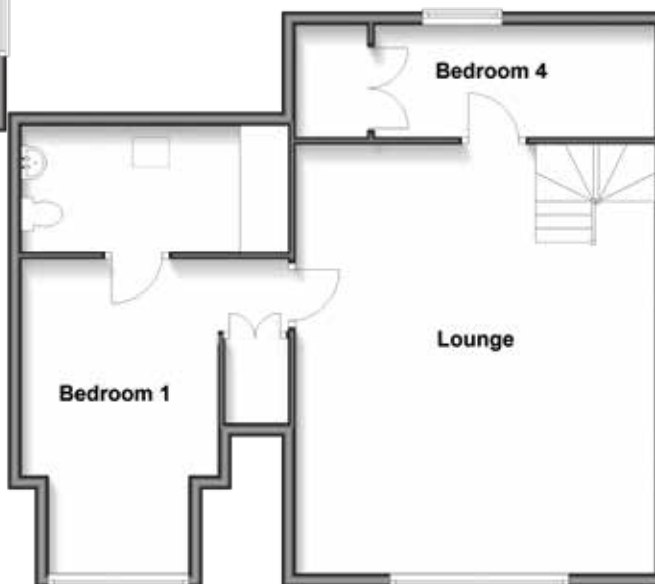
Landing	
Bedroom 1	15' x 9'7
En-Suite Shower Room	9'7 x 5'9
Lounge	17'6 x 11'4
Bedroom 4	12'11 x 6'

OUTSIDE

Large Terrace

First Floor

Approx. 68.1 sq. metres (733.4 sq. feet)



Council Tax Band: E
Tenure: Freehold

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