



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

32, Orchard Road

Seaview, PO34 5JN



£300,000
FREEHOLD




A well-presented detached two-bedroom bungalow with conservatory, driveway and garage, set within walking distance of Seaview village and beaches, offering scope to personalise.

- Detached bungalow in a sought-after coastal location
- Spacious lounge-diner with feature fireplace
- Fitted kitchen with garden access
- Driveway parking and garage
- Walking distance to Seaview village and beaches
- Two well-proportioned bedrooms
- Conservatory overlooking the front garden
- Modern shower room
- Easy-to-maintain gardens
- Potential to personalise and update

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Having been lovingly maintained over the years, 32 Orchard Road presents a wonderful opportunity to acquire a detached bungalow in a highly desirable coastal setting in Seaview. The accommodation is well balanced and naturally light, with comfortable living spaces, a conservatory addition, and excellent potential for buyers seeking a home they can personalise to their own taste. The property comprises an entrance hall leading to two double bedrooms, a shower room, the kitchen, and the lounge-diner, which also leads to the conservatory. Outside, the rear garden provides a private, sunny space to enjoy with lovely planting and a patio space. A lovely front garden frames the front of the house, and there's a driveway and access to the garage to the side.

Located in a quiet cul-de-sac in the popular Seaview Heights area, the property is just a short stroll away from the spectacular sandy beaches of Seagrove Bay and Priory Bay. 32 Orchard Road is also perfectly situated to easily access a wide range of amenities in both the village of Seaview and Nettlestone, with a well-stocked local convenience store nearby, a highly reputable primary school and bus route 8, which links Nettlestone village to the towns of Ryde, Newport and Sandown. The highly regarded coastal village of Seaview has a fantastic Edwardian promenade which enjoys beautiful views across the Solent, glorious sandy beaches and the renowned Seaview Yacht Club. Seaview village offers a range of conveniences, including a community grocery shop, a renowned coffee shop and a gastropub, a pharmacist complete with a post office, and the celebrated Seaview Hotel Restaurant and Bar. The nearby towns of Ryde and Fishbourne provide regular car ferry links and high-speed foot passenger travel links to the mainland.

Welcome to 32 Orchard Road

Approached from the quiet residential road, the property is set back behind a neat frontage. A driveway leads alongside the bungalow to the garage, while the pathway guides you to the front entrance, offering a welcoming first impression and easy access to the accommodation.

Entrance Hall

The entrance hall provides a central point of access to all rooms, finished in neutral tones and offering a practical and welcoming space, with loft access above and doors leading through to the accommodation.

Lounge-Diner

A generously proportioned reception room, the lounge-diner enjoys excellent natural light from windows to the front and rear aspects. A stone feature fireplace forms an attractive focal point, while there is ample space for both living and dining furniture.

Conservatory

Positioned to the side of the property, the conservatory is a charming additional reception space, flooded with light through wraparound glazing. Ideal as a sitting area, hobby room or reading space, it enjoys views over the front garden and benefits from double doors.

Kitchen

The kitchen is fitted with a range of base and wall cabinets, complemented by wood-effect worktops. A window and partially glazed door to the side aspect allow plenty of natural light and provide access to the garden. There is space for appliances and is an excellent opportunity to modernise if desired.

Bedroom One

A comfortable double bedroom featuring a window to the front aspect, overlooking the lovely front garden. The room is neutrally decorated and offers a fitted wardrobe and bedside furniture.

Bedroom Two

Another double bedroom with a window to the side aspect, enjoying good natural light and flexibility for use as a guest room, study or hobby space.



Shower Room

The modern shower room comprises a corner shower enclosure, a vanity wash basin with storage, and a WC. An obscure-glazed window to the side aspect provides natural ventilation and light.

Garden

Enjoying sunshine for most of the day, this secluded rear garden is mostly laid to lawn with planted borders and a paved patio to one side, providing the perfect spot for dining al fresco style. A pathway leads to the garage and there is a gate on either side of the property leading to the front. The property also boasts an impressive frontage which is mostly laid to lawn with shrubs perfectly placed to frame the property.

Garage and Parking

Situated to one side of the property is a driveway with parking for two vehicles, plus there is access to a single, detached garage. There is opportunity to expand the driveway, if required by the new owners.

Offering a rare opportunity to secure a detached bungalow within walking distance of Seaview village and the coastline, 32 Orchard Road combines comfortable living with excellent potential to personalise. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

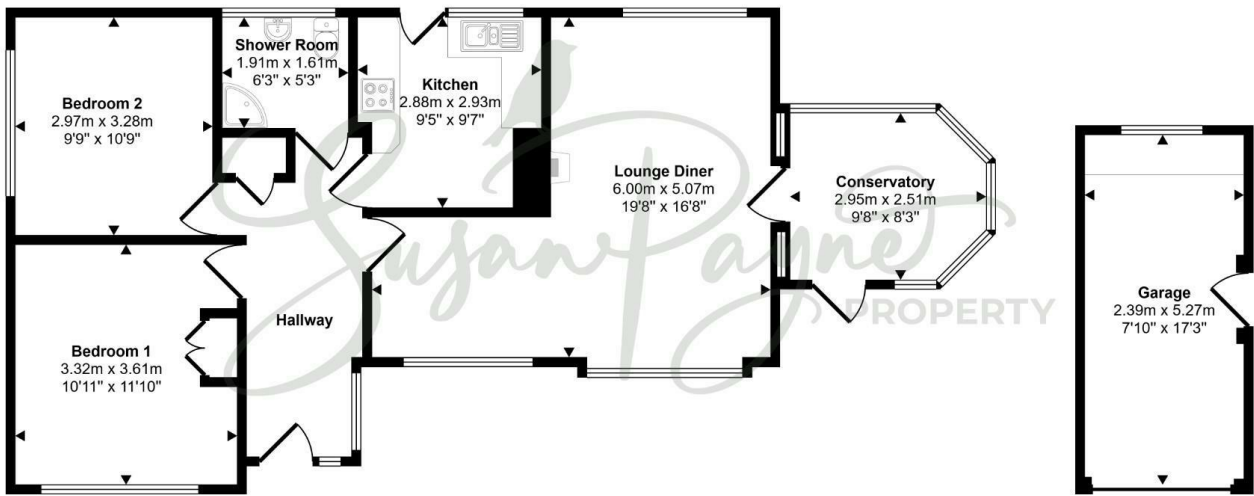
Tenure: Freehold |

Council Tax Band: C (approx. £2,155.04 pa – Isle of Wight Council 2025/2026) |

Services: Mains water, gas, drainage, and electricity



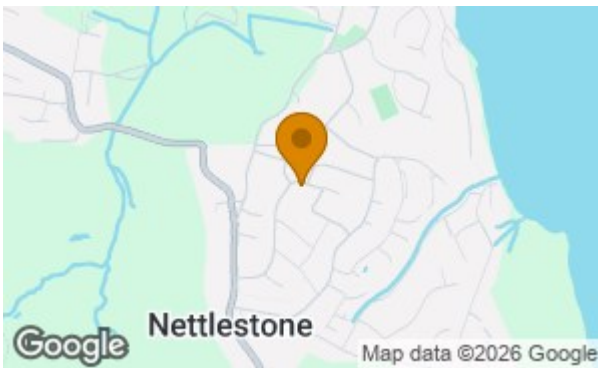
Approx Gross Internal Area
88 sq m / 947 sq ft



Floorplan
Approx 75 sq m / 811 sq ft

Garage
Approx 13 sq m / 136 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.