

Summer Breeze

Laceys Lane, Niton, Isle of Wight PO38 2DN

£375,000
FREEHOLD



Situated within a sought-after position in the quiet village of Niton, this fabulous bungalow is beautifully presented, offering three bedrooms, a shower room, a lovely garden with a summer house and stunning views.

- Well-presented three-bedroom semi-detached home
- Extremely desirable village location
- Contemporary shower room plus additional cloakroom
- Driveway providing plenty of private off-road parking
- Network of rural footpaths and trails on the doorstep
- Stunning, far-reaching rural views
- Bright and spacious open-plan living accommodation
- Enclosed garden with decked terrace and summerhouse
- Peaceful residential setting, close to amenities
- Not far from the rugged southern coastline and beaches

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

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This welcoming home has been carefully maintained and provides well-balanced accommodation that flows effortlessly from room to room. The open-plan living space forms the heart of the home, offering a flexible layout perfectly suited to everyday family life and relaxed entertaining. Generous glazing ensures a light and airy atmosphere, while neutral décor throughout creates a calm and cohesive feel. The property enjoys a practical arrangement with three comfortable bedrooms and a modern shower room, all presented to a good standard. Outside, the garden provides a tranquil retreat, complete with a decked seating area and a versatile summerhouse that offers a range of potential uses.

Niton is a traditional country village, surrounded by some of the Island's best countryside, views and downland walks and benefits from a rugged coastline with an abundance of beaches and bays to explore. Summer Breeze is set in a quiet location, perfectly positioned just a short walk from the local school, village shops, post office and the excellent White Lion Inn. The village is served by Southern Vectis bus route 6 which connects with the county town of Newport and the seaside resort town of Ventnor. Ventnor is located just a few miles from Niton and provides a whole range of amenities including boutique shops, fine eateries and supermarkets, and is also renowned for its unique microclimate, golden beach and bustling arts scene.

Welcome to Summer Breeze

A gravel driveway provides plenty of private parking and leads on the immaculate facade of Summer Breeze, creating an inviting first impression. The soft green front door welcomes visitors, and stepping inside, the sense of light and space is immediately apparent, with accommodation that flows naturally into the open-plan living areas beyond.

Entrance Porch

Bright and practical, the porch provides a useful space for coats and shoes, with glazed panels allowing natural light to filter through and a full height cupboard providing further useful storage. From here, attractive glazed doors open into the open plan kitchen/diner and living areas.

Kitchen/Diner

Thoughtfully arranged, the contemporary kitchen features a range of modern glossy white cabinets, complemented by contrasting dark work surfaces and splashbacks. Integrated appliances and a practical breakfast bar enhance the functionality of the space, while the open-plan design ensures easy interaction and a flowing connection to the adjoining dining area. From the dining area, an open arch leads into the lounge.

Lounge

Flooded with natural light, this generous space has large sliding glazed doors that connect to the dining terrace and provide lovely views over the garden and beyond. The layout is ideal for both everyday living and entertaining, with neutral décor and soft carpeting creating a warm and welcoming atmosphere. The lounge also features a fabulous woodburning stove, set on a tiled hearth, and positioned in the corner to perfectly share the heat throughout this open-plan space. A door leads to the inner hallway.

Inner Hallway

The bright neutral decor continues into the inner hallway, which has doors to all three bedrooms and the shower room, and also features an access point to the loft.

Bedroom One

Light and airy with views to the front aspect, the principal bedroom provides a peaceful retreat with ample space for a double bed and additional furnishings. Presented in calming tones, the room offers a comfortable and relaxing environment.



Bedroom Two

Another well-proportioned double room, currently arranged as a welcoming guest bedroom. Natural light streams in through the window, creating a bright and cheerful atmosphere and providing a lovely outlook to the rear aspect.

Bedroom Three

A versatile third bedroom, ideal as a child's room, home office, or hobby space. The neutral décor allows for flexibility of use to suit individual needs.

Shower Room

Stylish and modern, the shower room is fitted with a contemporary suite including a large walk-in shower, vanity unit with storage, and WC. Clean lines and crisp finishes create a fresh and practical space with natural light from an opaque window to the side aspect.

Cloakroom

An extremely useful addition, the cloakroom is well presented and features a low-level WC and a compact vanity basin.

Outside

To the front, a wide gravel driveway provides plenty of parking, and has a gate that connects to the rear garden. The rear garden offers a delightful outdoor retreat, thoughtfully arranged for ease of maintenance and enjoyment. A decked terrace provides the perfect spot for outdoor dining or morning coffee, overlooking an area of lawn bordered by established planting. At the far end of the garden, the charming timber summerhouse adds a valuable additional space. Whether used as a home office, creative studio, or peaceful relaxation room, it enhances the flexibility and appeal of the property.

This beautifully maintained home offers comfortable and adaptable accommodation in a peaceful and convenient location. With its bright open-plan living space, attractive garden, and versatile summerhouse, the property is well-suited to a wide range of buyers seeking a relaxed lifestyle. An early viewing is highly recommended with the sole agent, Susan Payne Property.

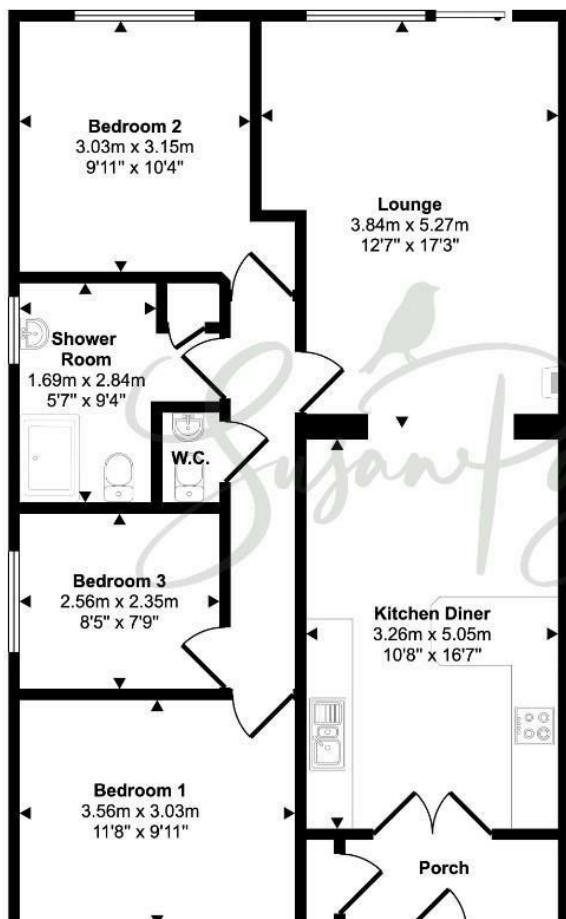
Additional Details

Tenure: Freehold

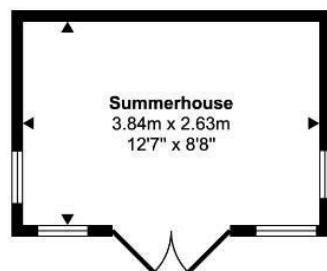
Council Tax Band: C (approx. £2,149.56 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity

Approx Gross Internal Area
92 sq m / 995 sq ft



Ground Floor
Approx 82 sq m / 886 sq ft



Summerhouse
Approx 10 sq m / 109 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.



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| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 100+ |
| (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 CO ₂ 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 CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

Agent Notes:

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