



Guide Price £485,000
42 SOLENT VIEW ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5HX

 **Seafields**

SUPERB SPACE AND LIGHT - WITH ADDED EXTRAS!

A most appealing DETACHED HOUSE offering bright and well presented accommodation throughout - which offers sea views and is being offered as CHAIN FREE. The welcoming sun porch and hall leads to a large airy L-shaped sitting/dining room, separate modern fitted kitchen/breakfast room opening to a pantry and utility room, plus downstairs cloakroom/wc. The first floor offers 3 BEDROOMS - the 'master' being dual aspect and offering a lovely outlook towards the Solent - plus a modern bath/shower room. The large SOUTHERLY GARDEN is a great feature for those enjoying the outdoor lifestyle, and includes an added bonus - a well appointed static home offering self-contained 2 bedroom accommodation - absolutely ideal for additional guest accommodation. Added benefits include GAS CENTRAL HEATING, double glazing, ample car/boat parking plus an integral DOUBLE GARAGE. Located in a most enviable setting on the brow of the hill just a short walk away from Seaview/Nettlestone village amenities plus the ever popular SEAGROVE BAY. Certainly an internal visit is essential to appreciate all that is on offer.

ACCOMMODATION:

Double glazed door into:

SUN PORCH:

Large and bright porch with tiled flooring, wall lights, double glazed windows to front and door to side. Double glazed entrance door to:

HALLWAY:

Large welcoming carpeted hall with stairs to first floor (and cupboard beneath). Radiator. Doors to:

CLOAKROOM/WC:

Modern white suite comprising w.c. and vanity wash hand basin. White wash effect vinyl flooring. Window to side.

SITTING/DINING ROOM:

A lovely bright and airy L-shaped room with windows to front and side and double glazed sliding patio doors to rear garden. Further window to side. Feature fireplace with gas fire fitted.

KITCHEN/BREAKFAST ROOM:

Comprising range of white fronted cupboard and drawer units with contrasting work surfaces over incorporating 1.5 bowl sink unit. Integral eye level oven and 4-ring gas hob. Plumbing for dishwasher. Radiator. Ample space for dining table and chairs. Double glazed window overlooking rear garden. Opening to:

PANTRY:

Useful area with further units, work surface and shelving. Double glazed window to rear. Door to:

UTILITY ROOM:

Large area with plumbing for washing machine and tumble dryer. Glazed door and window to Garage. Further door to outside.

FIRST FLOOR LANDING:

Carpeted landing with double glazed leaded light window to side. Airing cupboard housing Glow-worm gas boiler. Doors to:

BEDROOM 1:

Superbly proportioned, bright dual aspect double bedroom with double glazed windows to front and side - offering far reaching Solent views. Carpeted flooring. Radiator. Good range of fitted wardrobe/cupboards. Wall lights.

BEDROOM 2:

A carpeted double bedroom with double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM 3:

A third carpeted bedroom with double glazed door and window to front. Radiator. Door to over-stairs cupboard.

BATH/SHOWER ROOM:

Modern suite comprising panelled bath, separate fully tiled shower cubicle with sliding door, vanity wash hand basin and w.c. Tiled wood effect flooring. Heated towel rail. Half tiling to walls. Obscure double glazed window to rear.

GARDENS:

A really good sized sunny rear garden comprising large patio area - perfect for al fresco dining/entertaining - with the rest being laid lawn with assorted trees and shrubs. Outside tap. Gated side access to front which comprises an open lawned area.

DRIVEWAY & DOUBLE GARAGE:

Wide and deep driveway provides ample car/boat parking space and leads to garage - where there is a pedestrian door into side porch (with tiled floor) leading to interior of garage. Electronic roll up door to garage. Door to Utility Room. Gas and electricity meters cupboard. Light and power. Glazed doors to garden and also to utility room.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Council Tax Band: F

EPC Band: C (70)

Building Construction: Standard brick build

Listed Building: No

Conservation Area: No

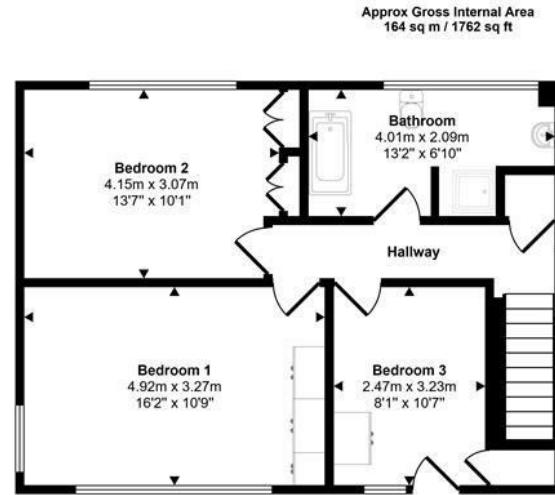
Flood Risk: None

Services: all services are mains connected, unless otherwise stated.

Seller's Circumstances: Chain Free

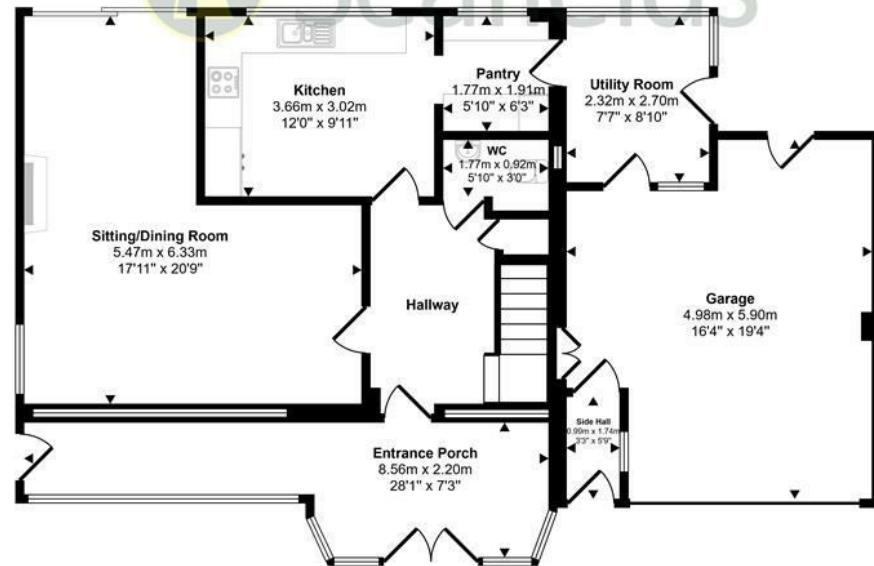
DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



First Floor

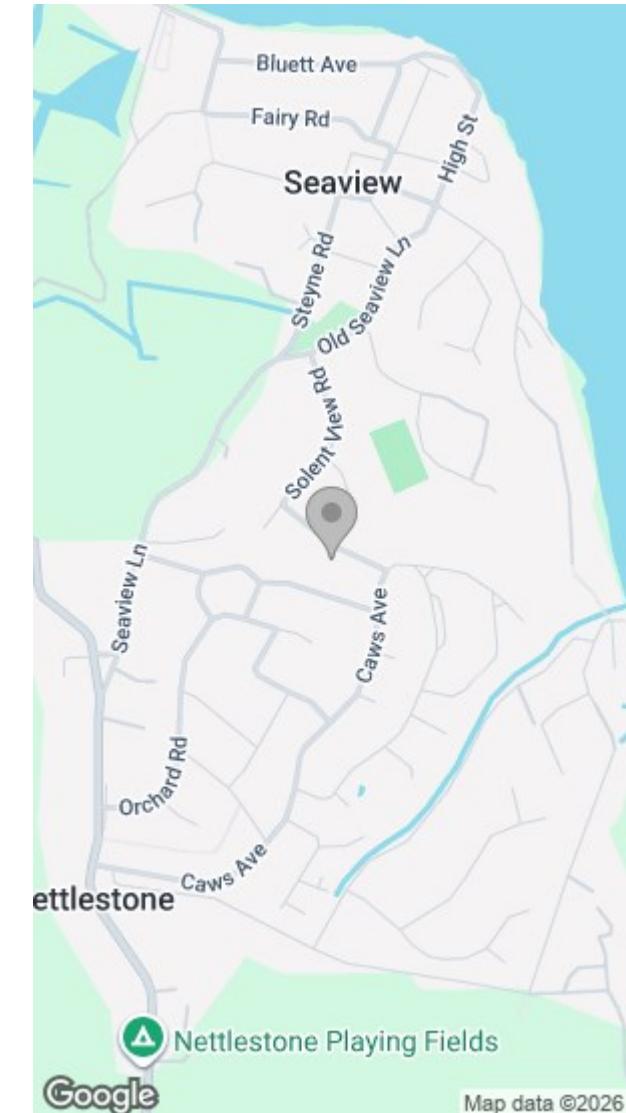
Approx 56 sq m / 605 sq ft



Ground Floor

Approx 107 sq m / 1157 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	82	
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			

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