



Guide Price £1,100,000  
LEEWARD, OLD SEAVIEW LANE, SEAVIEW, PO34 5BJ



## **FABULOUS BRAND NEW HOMES (One Sale Agreed; One Remaining)**

**EXQUISITE DETACHED HOUSE** offering a perfect blend of luxury, low maintenance and economical living (with an 'A' Rated EPC). Spanning over 2400 sq ft, the beautifully designed 2 storey accommodation offers such great quality and finish throughout comprising a most impressive open plan 38ft stylish kitchen/dining/family room with a seamless flow via wide steps into the garden level sitting room. There are 4 **BEDROOMS** (2 leading to an expansive **BALCONY** with **SEA VIEWS**) and 3 luxurious bath/shower rooms (one usefully positioned on the ground floor), plus utility and plant rooms. Benefits include under floor heating, inset solar panels and air source heat pump. The property also features a **PRIVATE GARDEN** enclosed via new fencing, as well as sweeping driveway providing ample car/boat parking space and leading to good sized integral **GARAGE**. Note: There is provision to install a **LIFT** should one require now or in the future. Situation in a truly desirable location that combines tranquillity with accessibility to village amenities, Yacht Club and beautiful beaches, a viewing is essential to appreciate. Note: Floor coverings left for choice of new owners.

### **ACCOMMODATION:**

Smart composite entrance door into:

### **ENTRANCE HALL:**

Inviting hall with fitted cloaks cupboard. Provision has been allowed for Lift to first floor (which would arrive in what is currently Bedroom 4 - so this would open up to an extended landing). Solid wood fire doors to:

### **KITCHEN/DINING ROOM:**

Fantastic open-plan room (up to 40ft in length) with bi-folding doors to front, double glazed windows to side and skylight window over stairs (with glazed balustrade and oak hand rail) leading to first floor. Quality fully fitted kitchen including 'Island'; Appliances to include induction hob with concealed/pop up extractor, eye level oven; tall fridge; tall freezer; dishwasher; wine cooker. Luxury vinyl wood effect flooring throughout. Wide steps leading down to:

### **SITTING/FAMILY ROOM:**

An impressive room flooding with natural light via vaulted ceiling skylight windows x 2 and large bi-folding doors to sun deck and garden. Continuation of luxury vinyl flooring.

### **UTILITY ROOM:**

Comprising further units and plumbing for washing machine and tumble dryer. Doors to Shower Room and Plant Room (see below).

### **SHOWER ROOM:**

Comprising large shower cubicle, wash basin and w.c. Tiled surrounds. Extractor fan.

### **FIRST FLOOR LANDING:**

Offering natural light from the skylight window (which is remotely controlled and has rain sensor). Glazed balustrade with oak hand rails. High vaulted ceilings. Solid timber doors to:

### **BEDROOM 1:**

Large double bedroom with vaulted ceiling and double glazed windows and French doors to Balcony. Super sea views. Door to 'Jack & Jill' bath/shower room.

### **BATH/SHOWER ROOM:**

Superbly proportioned 'Jack & Jill' arrangement with doors from Landing and Bedroom 2. Suite comprising bath, shower cubicle, wash basin and w.c. Return door to Landing.

### **BEDROOM 2:**

Double bedroom to front with large apex window/doors (with privacy screen) to front with Juliet balcony. Door to:

### **EN SUITE:**

Suite comprising shower cubicle, wash basin and w.c. Extractor fan.

### **BEDROOM 3:**

A third double bedroom with double glazed windows and doors to Balcony - offering yet more lovely sea views.

### **BEDROOM 4:**

A fourth bedroom with double glazed window to side. Note: This room has provision for Lift access (from the Hallway) should one require same.

### **BALCONY:**

Full width decked balcony offering lovely views towards the Solent. Outside down lighters.

### **GARDENS:**

Set within private enclosed plot with good expanse of lawn to front with iron fencing to front. A wide shingled area to side leads to the rear garden which will be enclosed with large deck - perfect for al fresco dining/entertaining - with some tree planting and a pebbled 'Japanese' style corner garden (the remainder to be laid to lawn).

### **DRIVEWAY:**

A sweeping shingled driveway providing ample car/boat parking with turning area - and leading to Garage. External car charging point.

### **GARAGE & PLANT ROOM:**

Large garage with electronic roll up door. Door to Plant Room housing all mechanisms for the Under Floor Heating, Solar Panels, Air Source Heat Pump and Water Tank. Glazed doors to Garage and to outside (with few steps down to rear garden). Further internal door to Utility Room and main house. Separate specification available.

### **OTHER PROPERTY FACTS:**

Tenure: Freehold; Council Tax Band: Tbc

EPC Rating: A (92)

Utilities: Mains electricity, water and drainage; Solar Panels; Air Source Heat Pump; Under Floor Heating

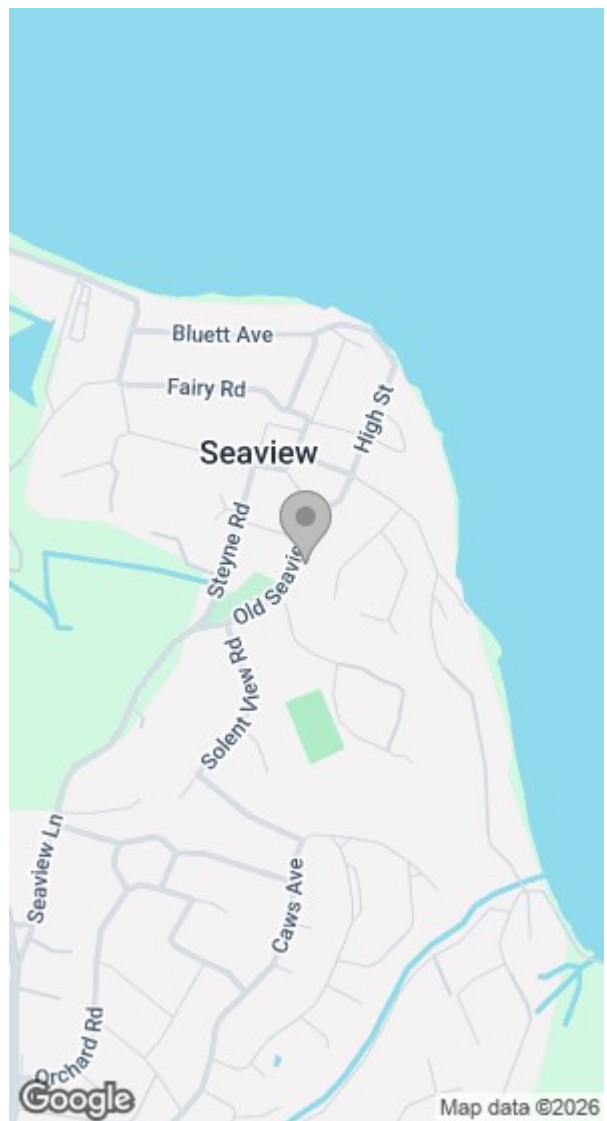
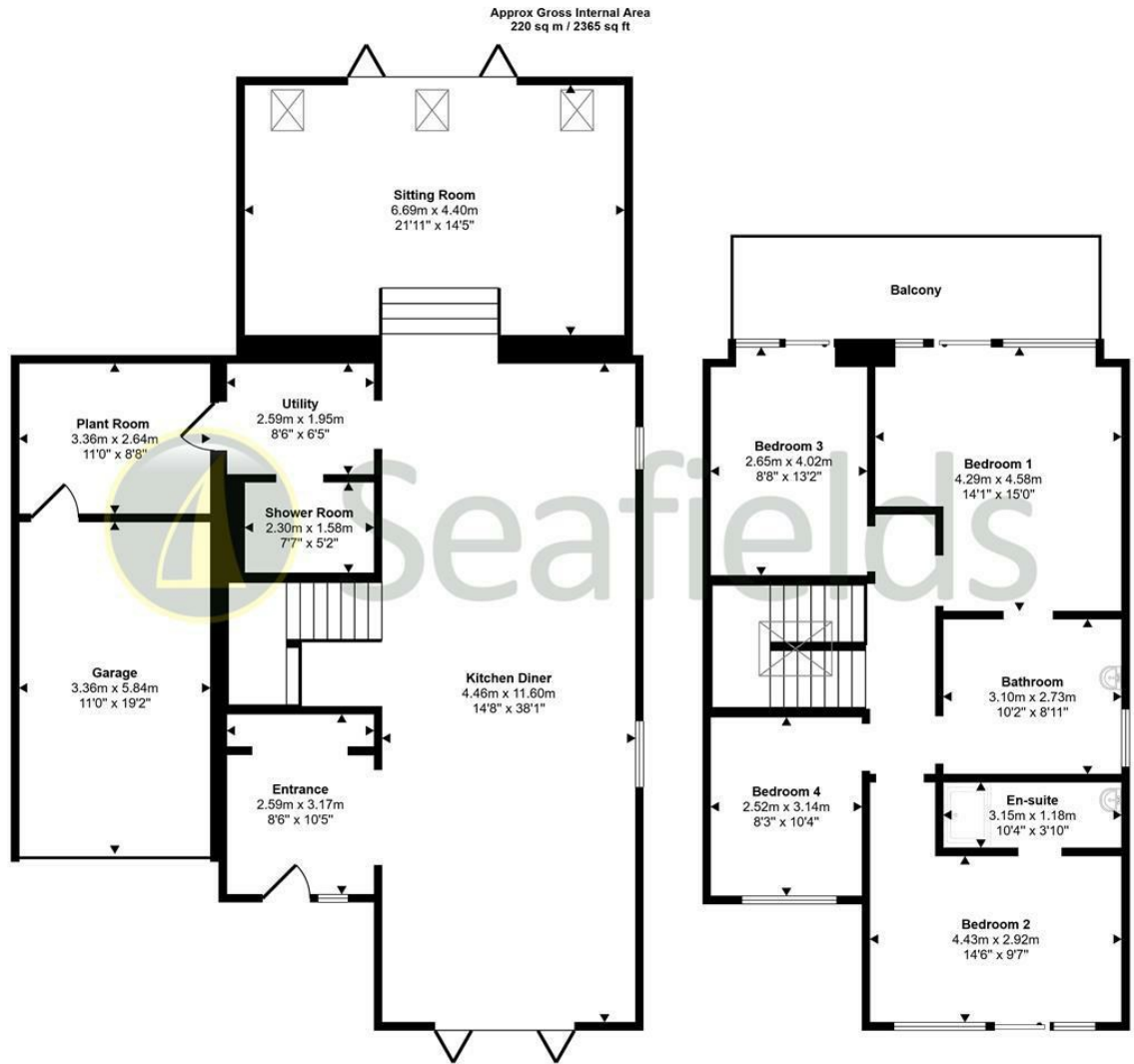
### **SPECIFICATIONS:**

A full specification list is available.

### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. These are to be amended/finalised upon completion of the build. None of these statements contained in these details are to be relied upon as statements of fact.

Please note: The developer is linked to Seafields Estates Ltd.



**Ground Floor**  
Approx 142 sq m / 1525 sq ft

**First Floor**  
Approx 78 sq m / 840 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>	(92 plus) <b>A</b>	(92 plus) <b>A</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>	(81-91) <b>B</b>
(69-80) <b>C</b>	(69-80) <b>C</b>	(69-80) <b>C</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	(55-68) <b>D</b>	(55-68) <b>D</b>	(55-68) <b>D</b>
(39-54) <b>E</b>	(39-54) <b>E</b>	(39-54) <b>E</b>	(39-54) <b>E</b>
(21-38) <b>F</b>	(21-38) <b>F</b>	(21-38) <b>F</b>	(21-38) <b>F</b>
(1-20) <b>G</b>	(1-20) <b>G</b>	(1-20) <b>G</b>	(1-20) <b>G</b>
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

