

# SPENCE WILLARD



2 Seaview Bay, Pier Road, Seaview, Isle of Wight, PO34 5BP

*Occupying a highly sought-after waterfront position overlooking the beach, this substantial coastal home offers beautifully presented accommodation, together with a large sea-facing balcony, garage and private parking.*

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Situated within an exclusive waterfront development, just a short walk from the Yacht Club and village amenities, 2 Seaview Bay enjoys a unique and enviable setting overlooking the Eastern Solent, only metres from the slipway providing direct beach access. The property benefits from exceptional sea views from all principal rooms and is arranged over three floors, offering versatile accommodation with five bedrooms.

The generous sitting and dining room is a particular feature, enjoying panoramic coastal views and opening via aluminium bi-folding doors onto a spacious balcony—ideal for outdoor dining and entertaining. The property is equally well suited as a permanent residence, second home or holiday letting investment.

The house has been the subject of a programme of modernisation and improvement, including replacement aluminium windows to the front elevation, new Velux windows to the upper floor, and aluminium bi-folding doors to the rear. Additional benefits include sea-facing shutters, providing security and ease of “lock-up-and-leave” use. The property is designed for low maintenance with communal grounds managed by the development’s management company.

#### Accommodation

##### Ground Floor

Entrance via a block-paved pathway to the original front door, opening into a hallway with space for coats and storage, and luxury vinyl tile flooring throughout the principal living areas.

Cloakroom/utility room with WC, wash basin, wall-mounted Vaillant boiler, and plumbing for a washing machine.

The kitchen overlooks the front aspect and is fitted with a range of wall and base units with integrated Zanussi appliances including oven, grill, gas hob with extractor, microwave, wine cooler and dishwasher. Porcelain tiled flooring and a 1.5 bowl sink complete the space.

The open-plan sitting/dining room spans the rear of the property, enjoying outstanding sea views and direct access via bi-folding doors onto the balcony. An understairs cupboard provides additional storage.

##### First Floor

Landing with airing cupboard housing a recently installed 300-litre unvented cylinder.

Three bedrooms on this floor, including two generous doubles. The principal bedroom enjoys sea views, access to a private balcony, built-in wardrobes and an en suite shower room.

The family shower room and en suite are fitted with contemporary suites

including walk-in showers, concealed cistern WCs, vanity units, heated towel rails and illuminated mirrors.

#### Second Floor

A spacious landing with Velux windows and extensive eaves storage.

Two further bedrooms, both with Velux windows and built-in vanity units, offering flexible accommodation for guests or family.

#### Outside

To the front is a small lawn with a southerly aspect. To the rear, a superb raised decked terrace with balustrading overlooks the beach and provides direct access to the slipway via a staircase, ideal for launching small craft or enjoying the coastal setting.

Beneath the balcony is a useful storage area, suitable for a tender or water sports equipment.

#### Garage and Parking

Integral to the offering is a deep garage with up-and-over door and pitched roof, providing excellent storage for kayaks, sailing equipment and general use, with further communal storage to the rear of the garage block for refuse & recycling. There is parking available outside of the property and additional allocated space to No.2 on Pier Road behind the garage block.

#### Services

Mains electricity, water and drainage. Gas-fired central heating via Vaillant boiler, with hot water supplied by an unvented cylinder.

#### Tenure

Freehold, including the garage, together with a share in the communal areas which are managed for the cottages specifically along with the external decoration. There is a biannual charge for this of £1,060.59 (2025) which also includes a sink fund for hard surface maintenance and the sea wall.

#### Council Tax

Band G

#### EPC

Rating C

#### Postcode

PO34 5BP

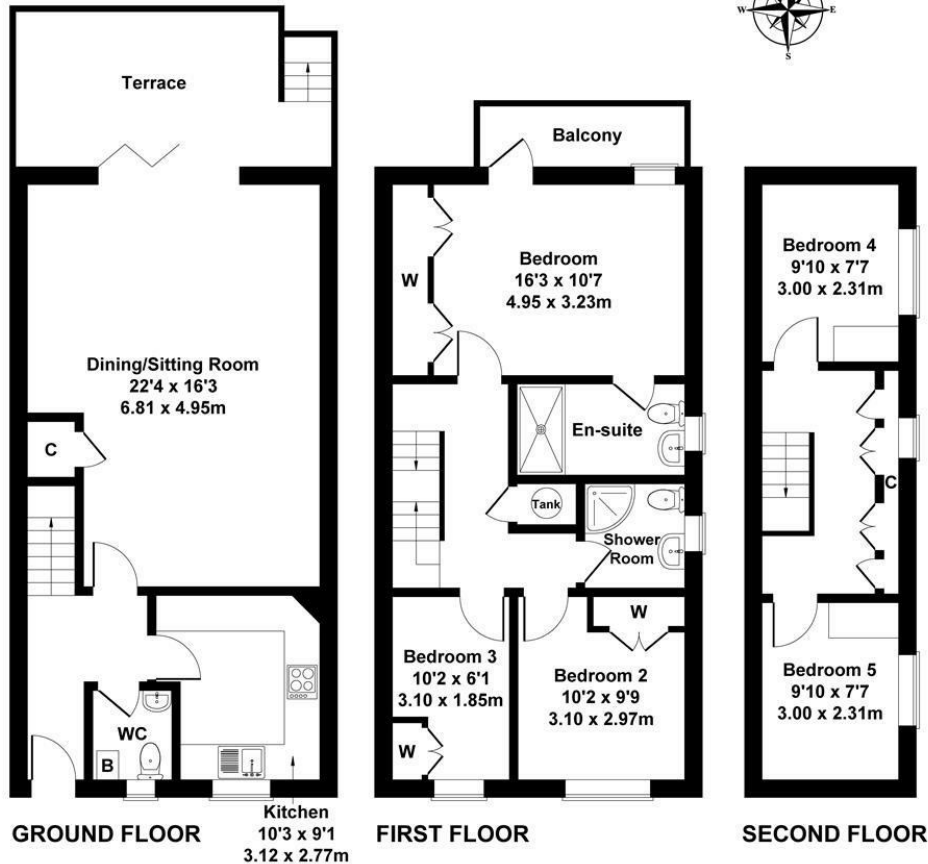
#### Viewings

Strictly by prior arrangement with the sole selling agents, Spence Willard.



## 2 Seaview Bay

Approximate Gross Internal Area  
1324 sq ft - 123 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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