



Guide Price £465,000
3 GREENHAM DRIVE, SEAVIEW, ISLE OF WIGHT, PO34 5LA

 **Seafields**

PERFECTLY POSITIONED AN EASY WALK FROM BEAUTIFUL BEACHES & AMENITIES!

A delightful airy and bright **SPLIT LEVEL** detached bungalow located just off Greenham Drive - within a tranquil 'slip road' with only a few other neighbouring properties. Some of the outstanding features are the superb **SEA VIEWS** plus the privacy of the very **PRETTY GARDENS** - which also includes a timber summer house. The well maintained accommodation (with only 7 stairs between the ground and upper floors) offers a dual aspect sitting room (leading to the garden), separate modern kitchen/diner and utility room, plus 3 **BEDROOMS**, a modern shower room and 2 **WCs**. Additional benefits include **GAS** central heating, double glazing throughout, as well as a driveway leading to the **GARAGE** (particularly useful for beach/sea sports equipment). Within short walking distance of the long stretch of Seagrove and Priory Bays plus village amenities, eateries and the Yacht Club, certainly this is a wonderful opportunity for anyone looking to embrace a serene **SEASIDE LIFESTYLE**. Offered as **CHAIN FREE**.

ACCOMMODATION:

GROUND LEVEL:

Accessed via the side of the property, double glazed door to:

PORCH:

Well proportioned porch with double glazed window to front, and further door and window into:

HALLWAY:

A welcoming, carpeted hallway with 7 stairs to Upper Level. Doors to Sitting Room and Kitchen/Diner.

SITTING ROOM:

A lovely dual aspect reception room offering a wonderful Solent outlook. Double glazed window to side and sliding doors to rear garden. Radiator. Feature fireplace with attractive pebble effect fire (not in use).

KITCHEN/DINER:

Well appointed fitted kitchen with good range of matching cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit. Tiled surrounds. Integral appliances to include Stoves gas hob and double oven. Space and plumbing for dishwasher. Recessed downlighters. Double glazed windows to side and rear - offering more lovely sea views. Door to:

UTILITY ROOM:

Comprising further cupboard units. Wall mounted gas boiler. Double glazed window and door to garden.

UPPER LEVEL LANDING:

Carpeted landing with access to large **LOFT** space with pull down ladder and light. Doors to:

BEDROOM 1:

Large double bedroom with continuation of carpet. Radiator. Range of fitted wardrobes. Double glazed window to side.

BEDROOM 2:

Another good sized carpeted double bedroom with double glazed window to side. Radiator. Range of fitted wardrobes.

BEDROOM 3:

Carpeted third bedroom with double glazed window to front. Radiator. Wardrobe and linen cupboard.

SHOWER ROOM:

Fully tiled room comprising suite of large shower cubicle; vanity wash basin and w.c. Heated towel rail. Recessed downlighters. Obscured double glazed window to side.

SEPARATE W.C.:

Suite comprising low flush w.c. and wash hand basin with tiled splashbacks. Tiled flooring. Obscured double glazed window to side.

GARDEN:

The gardens are a particular feature of the property and a real gardener's delight offering great privacy. The enclosed rear garden comprises patio seating areas - perfect for al fresco dining/relaxation - with the rest being mainly laid to lawn with well established shrubs and trees. Solent views. There is a lovely large timber **SUMMER HOUSE**. Gated access to front of property.

DRIVEWAY & GARAGE:

Deep driveway providing car/dinghy parking space and leading to the **GARAGE** with up and over door, power and light - an ideal place to store dinghies/kayaks/paddle boards/beach gear.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Conservation Area: No

Council Tax Band: D

EPC Rating: Tbc

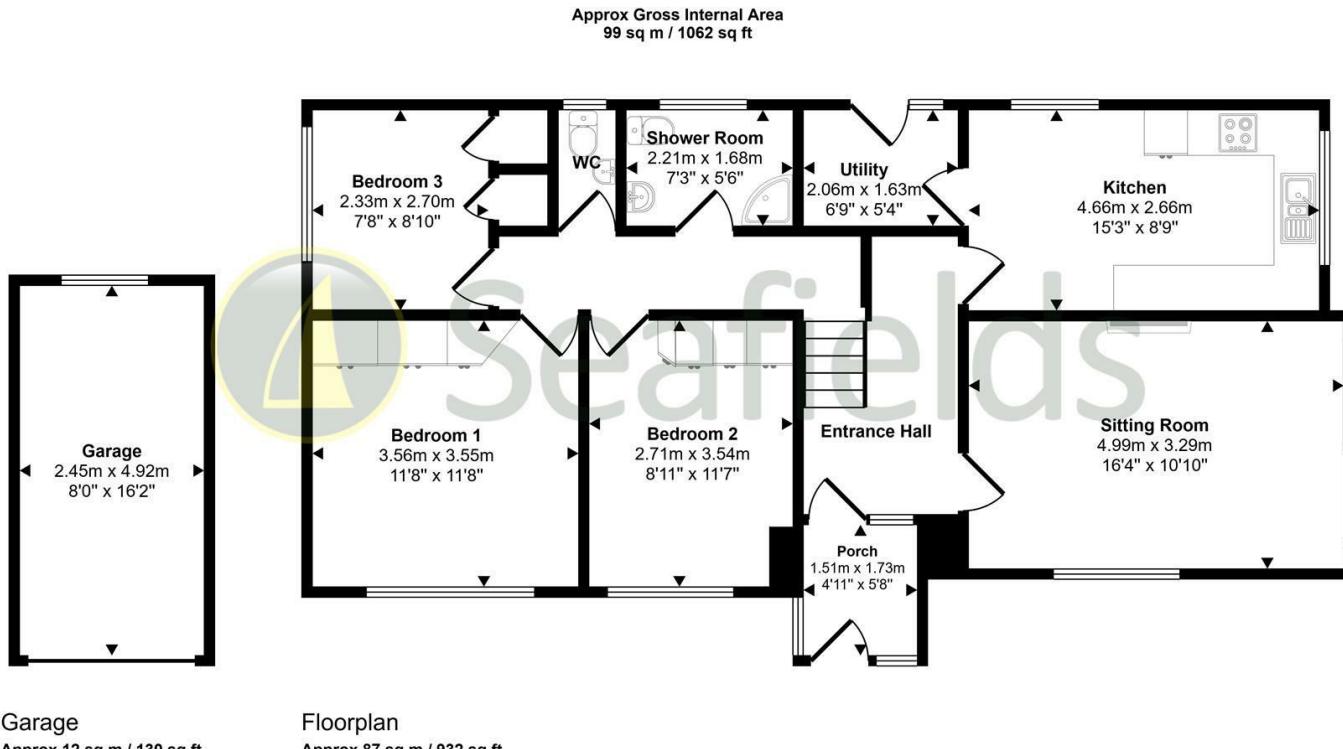
Flood Risk: Very low

Utilities: Mains electricity, gas and water

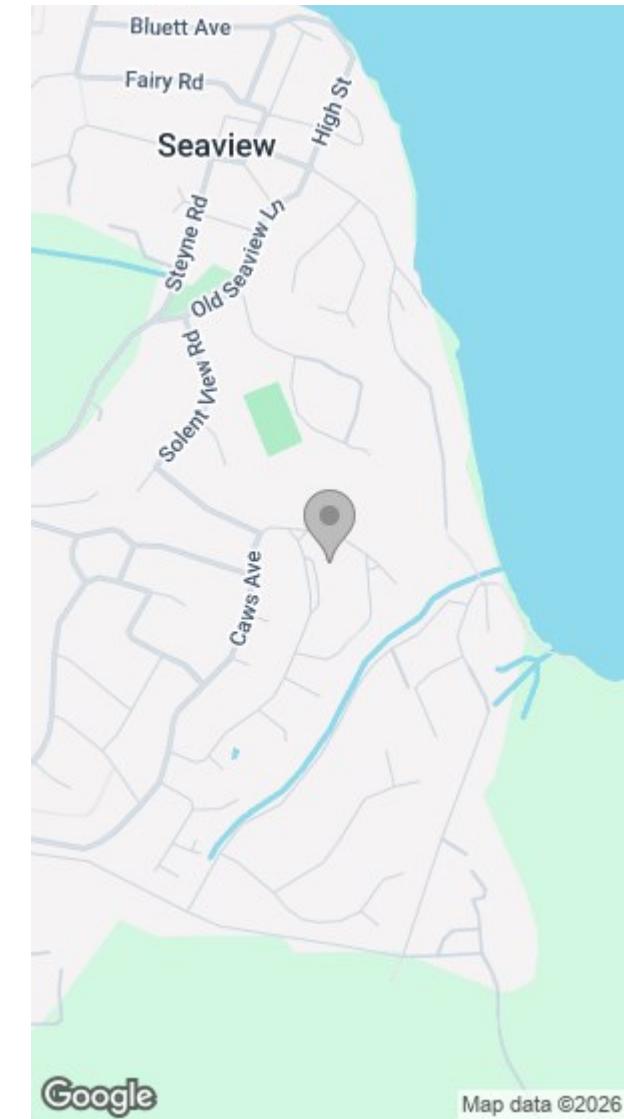
Sellers' Situation: This is the owners' main residence but they will sell as Chain Free

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.



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			
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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