SPENCE WILLARD



6 Seabroke Place Halletts Shute, Yarmouth, Isle of Wight, PO41 0RJ

A beautifully designed new three double-bedroomed semidetached home, combining contemporary architecture, thoughtfully designed interiors and exceptional energy efficiency, within a quiet, private gated setting overlooking the surrounding countryside.

VIEWING
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Seabroke Place
Just a short walk from the historic harbour town of Yarmouth, Seabroke Place is a collection of attractive, individually designed three and four-bedroom homes, set discreetly within the landscaped grounds of WestBay on the Isle of Wight.

Combining traditional architectural influences with contemporary detailing, the properties have been designed with great care and attention to create homes that feel both welcoming and comfortable, with an emphasis on natural light, generous proportions and a connection to the surrounding landscape.

A mixture of detached and semi-detached properties are arranged along a private driveway, with gated access, landscaped gardens, private parking and shared green spaces contributing to a peaceful and established residential setting.

The architecture and interiors have been designed together, with an emphasis on quality materials, craftsmanship and the way each space is experienced throughout the day. Large windows frame views of the gardens and countryside, whilst open-plan living areas and carefully positioned glazing allow natural light to move through the homes.

Sustainability has also played an important part in the design. Triple glazing, air source heat pumps, solar photovoltaic panels and electric vehicle charging points are incorporated alongside high-quality kitchens and bathrooms, fittings and appliances, creating homes that are as practical and efficient as they are attractive.

Equally suited to year-round living or use as a second home, Seabroke Place offers a balance of privacy, security, comfort and convenience in one of the Isle of Wight's most desirable locations.

Number 6 Seabroke Place
Set against a backdrop of uninterrupted open countryside, 6 Seabroke Place is a generous three double-bedroomed semidetached home, thoughtfully arranged across two floors to make the most of its setting, natural light and uninterrupted views across the adjoining fields.

The ground floor has been designed around a series of connected yet distinct living spaces, providing an easy balance between open-plan entertaining and quieter moments of relaxation.

At the heart of the home, a beautifully appointed kitchen opens into the large dining and principal living areas, creating a generous space with views over the rear garden. Expansive bifold doors provide a seamless connection to the outside, whilst a covered terrace off the dining area offers a sheltered setting for outdoor dining and relaxation.

The kitchen combines traditional solid wood fronted shaker-style cabinetry with contemporary finishes, including quartz work surfaces and integrated NEFF appliances. A separate utility & laundry room provides additional storage and practicality and the generous cloakroom, with its wall-mounted WC, vanity unit and

backlit mirror, provides a stylish and practical addition to the ground floor, ideal for guests.

Upstairs, three generously proportioned double bedrooms provide flexible accommodation for family and guests. The principal bedroom at the rear of the home enjoys a particularly special position, with its own private glazed Juliette balcony overlooking the rear garden and open countryside beyond. A large adjoining en-suite shower room completes the space, creating a peaceful and private retreat.

The remaining two double bedrooms are served by a spacious family bathroom, complete with a separate bath and double shower enclosure.

Throughout the property, the interiors have been designed to feel calm, welcoming and timeless, with a restrained palette of materials and finishes providing a natural backdrop for individual furnishings and personal style.

Outdoor Living
The relationship between the house and its south/west rear garden is an important part of the design. Large glazed bifold doors allow the principal living spaces to extend naturally onto the terrace and landscaped rear garden, providing opportunities for outdoor dining, entertaining or simply enjoying the gorgeous sunsets and changing seasons.

The covered outdoor seating area offers a sheltered transition between indoors and out, providing a comfortable space to sit and relax throughout the seasons.
The garden has been designed to complement the architecture, with a combination of lawn, planting and paved terraces creating an attractive and manageable outdoor space.

Kitchen & Utility
The kitchen has been designed to combine understated detailing with everyday practicality. Traditional Shaker-style solid timber cabinet fronts are complemented by premium quartz work surfaces, integrated lighting and a carefully selected range of NEFF appliances.

The specification includes an electric oven, combination microwave/oven, induction hob with integrated extraction, dishwasher and fridge freezer.

A large separate utility room with direct access to the rear garden provides space for a washing machine and tumble dryer, and offers plenty of storage.

Bathrooms & En-Suites
The bathrooms and en-suites reflect the same attention to materials and detailing, with contemporary sanitaryware, full-height tiling to bath and shower areas, heated towel rails and soft-close WCs.

Luxury vinyl flooring and electric underfloor heating provide comfort underfoot, whilst the principal family bathroom includes both a generous bath and separate double shower enclosure.

Heating & Energy Efficiency
Energy efficiency has been integral to the design, with modern building technologies incorporated to support comfortable, economical living throughout the year.

An air source heat pump supplies the heating system, including underfloor heating across the ground floor, with digital remote thermostatic controls allowing individual spaces to be managed according to preference.

Additional features include energy-efficient triple-glazed windows and doors, solar photovoltaic panels, an electric vehicle charging point and energy-efficient appliances.

Together, these features contribute to a home designed with long-term comfort, efficiency and sustainability in mind.

Comfort & Practicality
Alongside its architectural detailing, the home incorporates a range of practical features intended to make everyday living straightforward.

These include generous storage, fitted carpeting, external lighting, integrated bin storage, provision for superfast broadband, private parking for two vehicles and access to the landscaped communal areas within the development.









The property also benefits from a 10-year Build-Zone structural warranty, providing additional reassurance for purchasers.

Location & Lifestyle
Set on the western side of the Isle of Wight, Seabroke Place enjoys a peaceful position surrounded by open countryside, yet remains within easy walking distance of Yarmouth.

One of the Island's most characterful harbour towns, Yarmouth is known for its historic streets, independent shops, restaurants and cafés, as well as its picturesque harbour and sailing connections.

The surrounding coastline and countryside provide opportunities for walking, cycling and time spent outdoors, whilst the nearby ferry terminal offers a convenient connection to Lymington and the New Forest on the mainland.

Seabroke Place offers the opportunity to enjoy this distinctive part of the Island from a beautifully designed contemporary home, combining the tranquillity of a private residential setting with the convenience and character of Yarmouth close at hand.

Note Selected images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

Services Air source heat pump, solar panels, mains electricity and water serve the property.

EPC Rating B

Council Tax Band TBC

Postcode PO41 0RJ

Viewings Strictly by prior appointment with the sole agent, Spence Willard.





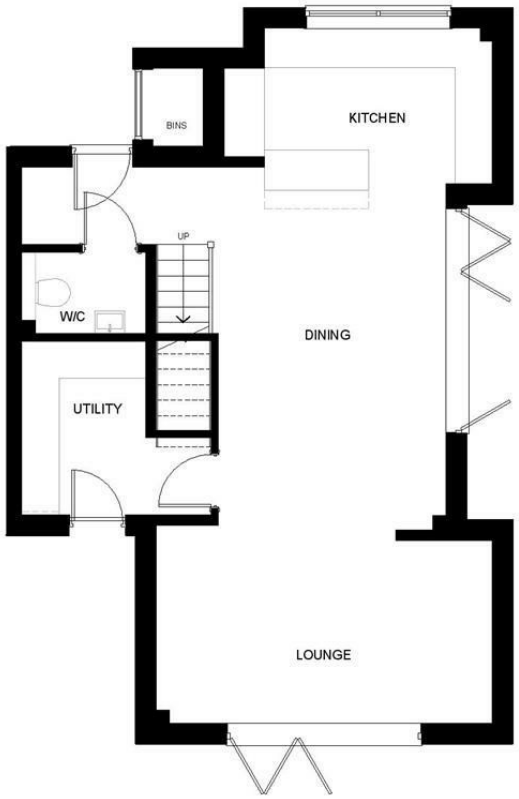
TENURE: Freehold
POSTCODE: PO41 0RJ
SERVICES: Add text here
EPC RATING: B

VIEWINGS: All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard. The Square, Yarmouth, Isle of Wight, PO41 0NP









GROUND FLOOR PLAN
Approx. 65.4sqm

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