



- Coastal Village Location
- Sunny Twin Aspect Living Room
- Lawned Gardens Complete with Workshop/Cabin
- D/Glazing & Gas C/Heating
- Well Presented Detached Modern Bungalow
- Garage & Recently Resurfaced Driveway
- Peaceful Cul-de-Sac Position
- Comfortable 3 Bedroom Accommodation
- Newly Fitted Kitchen/Diner & Bathroom
- Well Placed for Beaches & Local Facilities

79 Orchard Road, Seaview, PO34 5JJ

£365,000

The benefit of living on this Island is that you are never too far away from our wonderful coastline and beaches. This is certainly the case for this well presented detached bungalow situated in the hugely popular coastal village of Seaview. It sits within a peaceful cul-de-sac which is part of 'Seaview Heights', a modern collective of homes largely built throughout the 1970s. As well as being 10 minutes or so walk from the stunning beaches at Seagrove Bay & Priory Bay you will also be equally close to the village centres of Seaview and Nettlestone. Seaview is renowned for its sailing club and related social events & regattas throughout the season attracting the sailing fraternity from far and wide. There is a regular bus service passing through the village and The Coastal Path offers a lovely waterside walk to neighbouring towns and villages. This recently modernised interior of this single floor living layout includes a sizeable twin aspect lounge plus a separate kitchen/diner perfectly meeting modern day living requirements. There are three well proportioned bedrooms and a recently fitted bathroom for all to use. The level gardens are neatly laid to lawn with the larger to the rear of the bungalow which is home to a handy painted wooden workshop. The garage with new powered door, offers secure parking plus driveway parking for up to three vehicles. Inland away from the beaches, the village is surrounded by sprawling countryside which you can easily navigate via an extensive network of footpaths and bridleways to explore this beautiful Island.



Accommodation

Porch

Entrance Hall

6'10"x 5'6" (2.08mx 1.68m)

Built-in Storage

Housing boiler.

Living Room

17'6" x 12'5" (5.33m x 3.78m)

Kitchen/Diner

13'6 max x 13'1" max (4.11m max x 3.99m max)

'L' Shaped

Inner Hall

Bedroom 1

13'10" x 10'2" (4.22m x 3.10m)

Bedroom 2

12'1" x 10'6" (3.68m x 3.20m)

Bedroom 3

12'2" max x 10'2" (3.71m max x 3.10m)

Bathroom

6'7" x 5'5" (2.01m x 1.65m)

Garage

17'1" x 8'11" (5.21m x 2.72m)

With a powered door, power and lighting. Door and window to rear. Water tap.

Driveway

Recently resurfaced driveway with parking for 2-3 vehicles.

Gardens

The lawned frontage has a nicely established shrub border to one side. Gated side access to rear garden. This is simplistically laid to lawn to keep maintenance to a minimum. A mature tree sits to one corner and mature shrubs fill the garden beds and borders. Paved patio and concrete pathways. Garden sheds x2.

Garden Workshop

13'5" x 9'5" (4.09m x 2.87m)

A versatile painted wooden workshop (from Lushington's). Power & light. Windows to front and side.

Tenure

Freehold

Council Tax

Band D



Recent Improvements

Since purchased in September 2024, improvements include: a new kitchen, bathroom, resurfaced driveway, wiring upgrade, new radiators, decor, flooring and a powered door.

Mobile Coverage

Coverage includes EE & O2

Broadband Availability

Openreach and Wightfibre networks. Ultrafast fibre available

Flood Risk

Very Low Risk

Construction Type

Brick built elevations. Concrete tile roof. Cavity walls.

Services

Un-tested gas, electric, telephone, mains water, drainage and broadband.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Floor Plan

Outbuilding

Total floor area 125.4 sq.m. (1,350 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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The Property Ombudsman

Viewing: Date Time

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