





Guide Price £250,000

THE OAK HUT, THE DUVER, ST HELENS, PO33 1YB

Seafields

WHAT A FABULOUS BEACHSIDE SETTING!

Such a great opportunity to acquire a holiday retreat in this enviable seaside location - overlooking the National Trust natural grassland and sand dunes and being just moments from the stunning beach, safe swimming waters and the sea promenade with its row of iconic colourful 'railway' beach huts. The Oak Hut is a charming detached timber residence which has been enjoyed by the same family for many, many years! Built on the site of the historic Royal Isle of Wight Golf Club (in existence between 1882 and 1961), the property offers huge charm and great privacy, being tucked away in a secluded plot, yet moments from the sea shore and busy Solent scene. On entering, the well proportioned open-plan living area incorporates the kitchen, sitting and dining areas (which opens to the garden). There are also 2 BEDROOMS (both with fitted cupboards) and a bathroom/wc. Timber floorboards flow throughout the property with further benefits including DOUBLE GLAZING, a well proportioned rear PATIO GARDEN and a wide double PARKING BAY with ample space for 2 vehicles/boats. A great feature is the spiral stairs leading to the VIEWING PLATFORM offering stunning sea views! Such a great place to relax, enjoy watching the passing fishing/sailing vessels (as well as Club racing) - and also just perfect for the watersports enthusiasts ... with the sea shore 'right on the doorstep'!! Bembridge Embankment, sailing and yacht clubs are easily accessible on foot via the Causeway - and the nearby villages of St Helens and Bembridge offer a host of amenities, shops, eateries and bars. For CASH BUYERS seeking something rather special and unique!! NO CHAIN.

ACCOMMODATION:

Timber stable doors (with inset 'port hole') to:

OPEN PLAN LIVING:

A large dual aspect open-plan room incorporating kitchen/sitting/dining areas. Double glazed windows plus French doors to rear garden. Storage heater. Timber floorboards. Cupboard housing modern hot water tank with immersion fitted.
Kitchen Area: Fitted cupboard, drawer and shelf units with contrasting work surfaces. Inset sink unit. Tiled splash backs. Gas cooker point. Space for fridge.

Sliding doors to Bedrooms 1 and 2. Door to Bathroom.

BEDROOM 1:

Double bedroom with double glazing window. Continuation of timber floorboards. Built-in wardrobe.

BEDROOM 2:

Second bedroom with bunk beds. Timber floorboards. Fitted wardrobe. Coat hooks. Double glazed window.

BATHROOM & WC:

Suite comprising panelled bath with shower attachment. Wall mounted wash hand basin. Shaver point. Lino flooring. Dimplex wall heater. Obscured window. Sliding door to room housing w.c. with further obscured window.

OUTSIDE:

A very secluded private paved patio with shrub border to one side and bordered by fencing. Access down both sides - with a hidden from view spiral staircase leading to a VIEWING PLATFORM from where one can enjoy the magnificent beach/sea views.

PARKING:

There is a wide private parking bay adjacent to The Oak Hut which provides ample space for 2 cars/boats.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Construction: Timber clad
EPC Rating: F (26)
Council Tax Band: A
Flood Risk: Very Low
Seller's Situation: No chain
Drainage: Cesspit
Gas and Electricity: Mains

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.

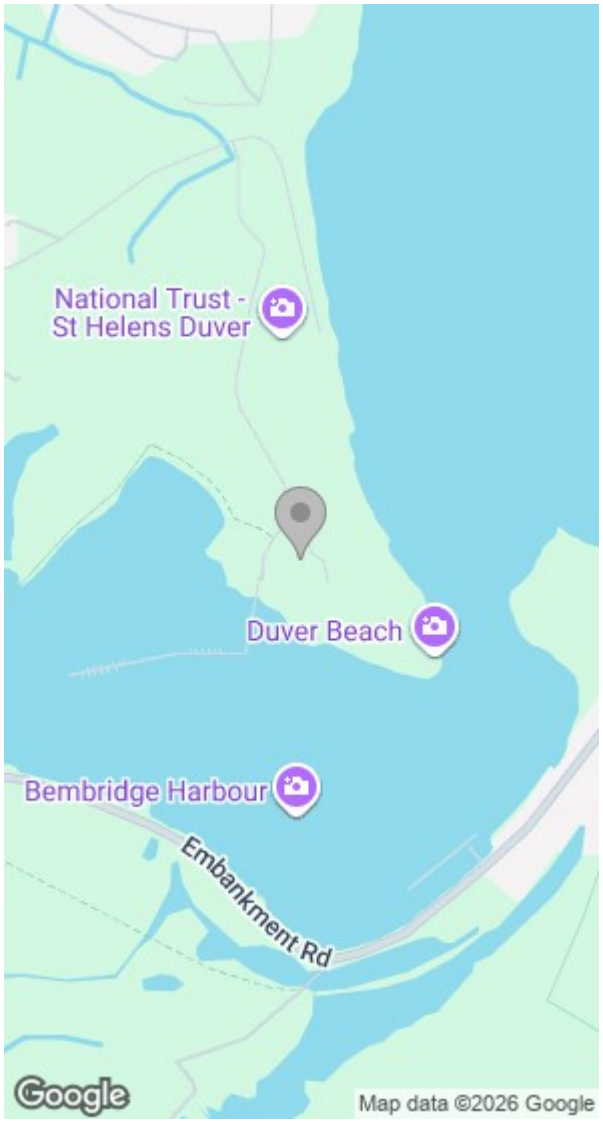
Approx Gross Internal Area
48 sq m / 521 sq ft

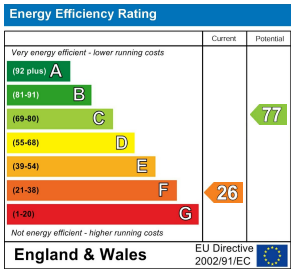


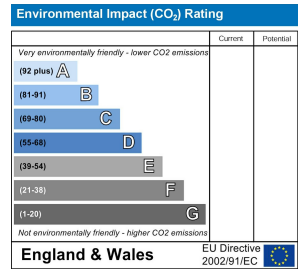
Floorplan

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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.







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