

SPENCE WILLARD



Lucerne, Fairy Road, Seaview, Isle Of Wight, PO34 5HF

In the centre of the sought after Seaview Village, this substantial family home has off road parking, plenty of accommodation, period character and an enclosed south facing garden.

VIEWING

LETTINGS@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



Lucerne is an attractive home offering a wealth of period character with a generous flow of accommodation arranged over 3 floors, extending to 4 bedrooms and 1 bathroom. The house has excellent charm and original character offering a great opportunity for further updating and modernising. Situated 100 metres from the sailing club, beach and vibrant village centre. Lucerne has excellent curb appeal with off road parking and a gated enclosure boat/bike storage to the side.

Conveniently situated in the village centre, the beach and coastal paths are just a short walk away. The picturesque seaside village of Seaview offers a prestigious Yacht Club, shops, including a community run convenient store, restaurants and coastal walks to the sandy beaches of Puckpool and Ryde and along to the idyllic Priory Bay. There are also high-speed passenger ferry and hovercraft services to Portsmouth available from the town of Ryde approximately 3 miles away.

Accommodation

Ground Floor

Entrance

Arched porch with covering a green painted timber door with glazing inset.

Sitting Room

A room with excellent proportions with open fire on a flagstone hearth and original mantle, bay window overlooking the front with timber sash windows.

Dining Room

With dual aspect windows and French doors opening to the garden.

Kitchen

A basic kitchen offering a full range of under counter and wall mounted storage units with space and plumbing for a range cooker with extractor over, stainless steel sink with mixed tap over, integrated fridge/freezer and vaulted ceilings with dropped pendant lights.

Utility Room

Wall mounted gas fired boiler, and space and plumbing for a washing machine and tumble dryer.

First Floor

Stairs rise to a galleried landing where there is access to 2 large double bedrooms with built in wardrobe storage with louvered doors and Solent glimpses. The family bathroom incorporates a composite suite, sink, pedestal wash basin, W.C. and panelled bath with shower over.

Second Floor

Comprises 2 double bedrooms within the roof space. Dormer and gable windows, one of which achieves sea views.

Outside

Lucerne is set well back from the road with a gravel led drive and further enclosure behind gates ideal for a boat, kayak or bike storage, and there is an enclosed south facing patio off the dining room and kitchen with sunny aspect

Services

Mains electricity, water and drainage. Heating is provided by gas fired boiler located in the utility room and delivered via radiators.

EPC Rating

E

Council Tax

Band F

Tenure

The property is offered Freehold

Postcode

PO34 5HF

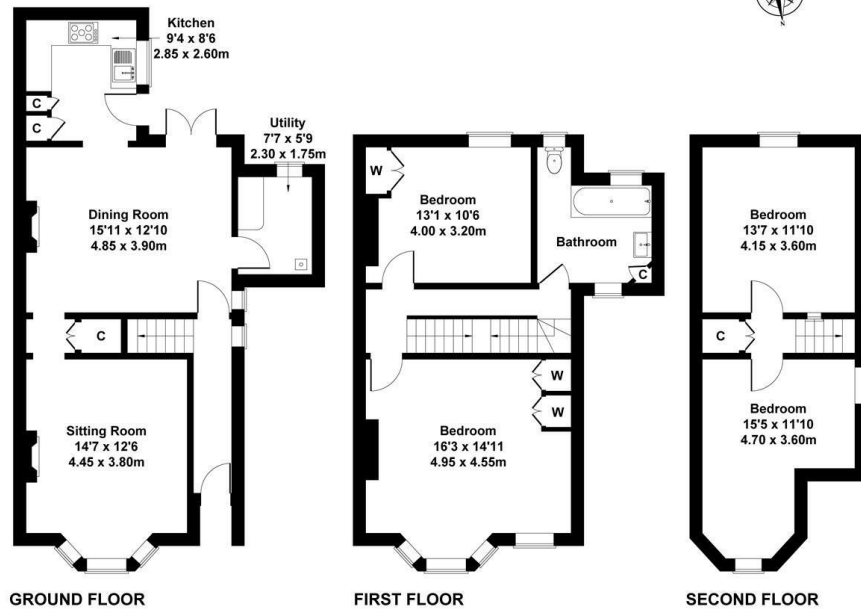
Viewings

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



Lucerne PO34 5HF

Approximate Gross Internal Area
1464 sq ft - 136 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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