



Guide Price £750,000

33 HIGH SALTERNS, SEAVIEW, ISLE OF WIGHT, PO34 5AS





**GREAT QUALITY AND DESIGN - IN TRANQUIL SETTING MINUTES FROM BEACH!**

Nestled in the tucked away and most sought after cul-de-sac of High Salterns, Seaview, this delightful DETACHED HOUSE was re-modelled by the current owner to a very high specification - featuring an 'upside down' layout to maximise the space, light and 'green' outlook. The first floor offers such airy and bright accommodation including the fabulous well equipped 'heart of the home' kitchen/diner, as well as a separate beautiful dual aspect sitting room with bi-folding doors - both rooms leading to the large southerly BALCONY over-looking the extensive gardens and neighbouring countryside. This floor also benefits from a separate w.c. The ground floor comprises 3 LARGE BEDROOMS and 2 luxury bath/shower rooms (one being en suite), and a most useful utility room! The LARGE GARDENS are a real surprise - currently divided and fenced off into 2 sections - the 'formal' patio/lawned garden plus an additional parcel of land being so perfect as a children's playing area or indeed for gardening enthusiasts to cultivate their own vegetables. Additional benefits include UNDER FLOOR HEATING, double glazing, quality wood and tiled flooring plus driveway providing ample CAR/BOAT PARKING. A short stroll to village amenities, communal shop, art galleries and eateries, as well as the Yacht Club and fabulous beaches! Viewing 'a must'.

**ACCOMMODATION:**

This superbly designed home offers 'upside down' accommodation:

**GROUND FLOOR:**

A smart double glazed entrance door with glazed insert and adjacent obscured panel window. The quality engineered wood flooring flows throughout each room and benefits from under floor heating. Carpeted stairs to the first floor. Cupboard housing the under floor heating mechanisms. Doors to:

**MASTER BEDROOM SUITE:**

A superbly spacious and bright double bedroom with double glazed windows and French doors leading to rear garden. Excellent range of fitted wardrobes/cupboards with matching centrally positioned doors opening to:

**EN SUITE SHOWER:**

Luxurious suite comprising large shower cubicle, vanity wash basin and w.c. Fully tiled floors and walls. Heated towel rail. Wall mounted cabinet. Extractor. Recessed down lighters. Obscured double glazed window to front.

**BEDROOM 2:**

Good sized double bedroom with double glazed bay window over-looking front garden. Recessed down lighters.

**BEDROOM 3:**

A third large double bedroom with double glazed window offering a lovely outlook over the rear garden. Recessed down lighters.

**BATHROOM:**

Smart modern white suite comprising P-shaped bath with mixer shower attachment. Vanity wash basin and w.c. Tiling to floor and walls. Heated towel rail. Wall mounted cabinet. Recessed down lighters. Obscured double glazed window to rear.

**UTILITY ROOM:**

A really useful utility room with double glazed door to side (giving easy access on return from beach/garden) with work surfaces and inset sink unit. Space and plumbing for washing machine and tumble dryer. Wall mounted Vaillant gas boiler. Door to Hallway.

**FIRST FLOOR LANDING:**

Wood flooring. Glazed doors to Kitchen/Diner and Sitting Room. Door to WC. Access to loft space with pull down ladder and light.

**SITTING ROOM:**

A superbly spacious and bright dual aspect room with double glazed window to front. Recessed down

lighters. Fitted unit providing storage, television stand and seating area. Continuation of wood flooring. Large bi-folding doors to Balcony - 'bringing the outside in'.

**KITCHEN/DINING ROOM:**

A most impressive dual aspect room with vaulted ceiling. Comprising extensive range of quality fitted cupboard and drawer units with granite work surfaces over with breakfast bar and inset 1.5 bowl sink unit. Integral appliances include NEFF electric double oven; 5-ring gas hob with extractor over; dishwasher. Space for American style fridge/freezer. Double glazed windows to front and rear. Double glazed door leading to Balcony.

**BALCONY:**

A large decked balcony with glazed balustrade and outside lighting - overlooking the gardens and countryside beyond. The perfect secluded spot for al fresco dining/relaxing/entertaining.

**GARDENS:**

The substantial gardens are a real surprise! There is a large patio and lawned garden enclosed via fencing - with gated access x 2 leading to front of property. A large timber workshop/shed with light and window. Gateway to an extra parcel of land - perfect for many pursuits, e.g. simply a safe haven for children to play; ball games; or perhaps to create a fabulous vegetable and fruit garden to become self-sufficient!! At the far end of the garden is a secured timber gate which opens to the pretty wooded bridle pathway which leads (to the left) up to Nettlestone Hill; (to the right) down to and accessing Fairy Road and the cut through giving access to beaches - plus a short stroll to the village amenities.

**DRIVEWAY:**

A long, deep driveway offering ample car/boat parking space.

**TENURE:**

Freehold.

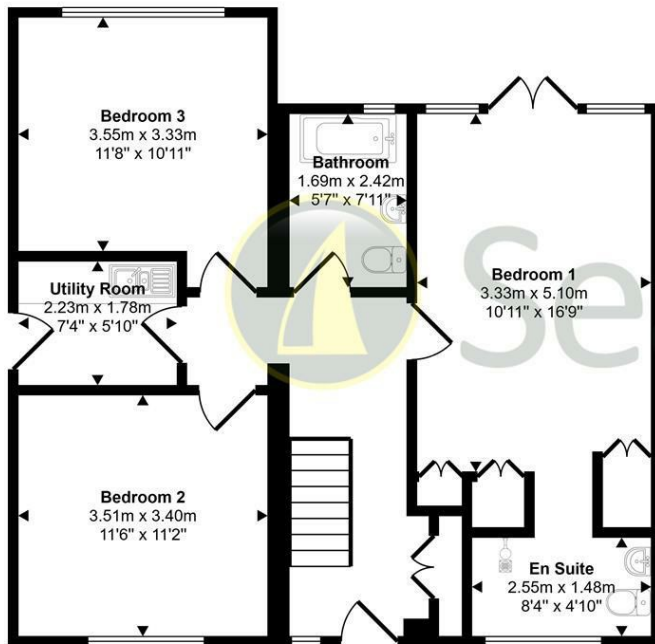
**OTHER PROPERTY FACTS:**

Council Tax Band: D  
Conservation Area: No  
Energy Performance Rating: Tbc  
Flood Risk: No  
Utilities: Mains gas, electricity, water, drainage  
Heating: Under floor heating throughout


**DISCLAIMER:**

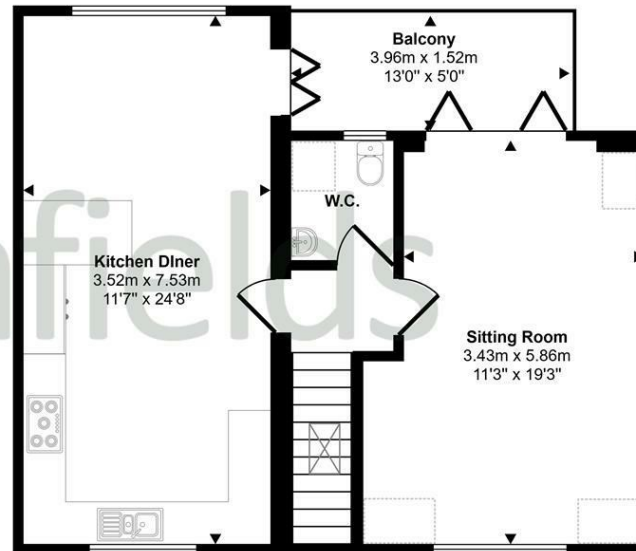
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
130 sq m / 1403 sq ft



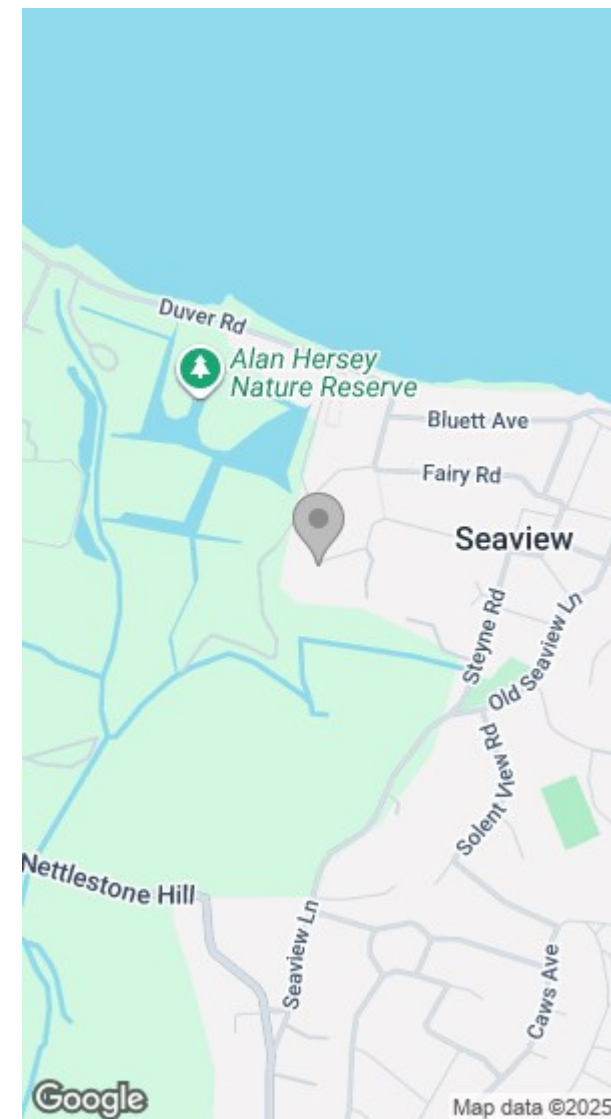
Ground Floor  
Approx 72 sq m / 777 sq ft


 Denotes head height below 1.5m



First Floor  
Approx 58 sq m / 626 sq ft

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	