Guide Price £435,000

8 MATTHEWS WAY, SEAVIEW, ISLE OF WIGHT, PO34 5LB

Seafields

WITHIN SUCH CLOSE PROXIMITY OF SEAGROVE BAY!

Within the ever sought after Matthews Way of Seaview, this elevated, tucked away DETACHED HOME is just a stroll away from the fabulous safe swimming beaches and pretty rural bridleways allowing easy access to the neighbouring coastal villages. Offering superb SEA VIEWS from the principle rooms, the well proportioned single level accommodation comprises a bright and airy sitting room opening to the BALCONY, separate fitted kitchen/breakfast room, modern bath/shower room, 3 BEDROOMS - one currently utilised as a dining room - and conservatory. Benefits include GAS CENTRAL HEATING, double glazing, a secluded 'sun trap' REAR GARDEN, sweeping driveway (offering ample CAR/BOAT PARKING) and the DOUBLE GARAGE. A short drive or pleasant walk leads to Seaview and Nettlestone amenities - with Ryde town and passenger ferry links being a 10 minute drive away. Offered as CHAIN FREE, this home is ideal for those seeking tranquility, privacy and convenience.

ACCOMMODATION:
Approached via a wide driveway, side pathway to the glazed storm porch. A composite front door to:

ENTRANCE HALL:
A welcoming entrance hall with fitted carpet. Radiator. Deep storage cupboard plus airing cupboard housing the Vaillant combination boiler. Loft hatch. Doors to:

SITTING ROOM:
A bright and airy dual aspect carpeted sitting room with a south easterly aspect. Double glazed sliding patio doors to the large balcony offering lovely sea views. Radiators x 2.

BALCONY:
Large decked balcony with iron balustrade - a perfect spot to enjoy a drink and/or al fresco dining whilst enjoying the Solent outlook.

KITCHEN/DINER:
A bright kitchen/breakfast room with double glazed windows to front offering more sea views. A fitted range of white fronted base and eye level units in white with tiled splashbacks and contrasting work surfaces over. Inset 1.5 bowl sink unit. Space and plumbing for washing machine, dishwasher, fridge and cooker. Space for table and chairs. UPVC door to side.

DINING ROOM/BEDROOM 3:
A versatile carpeted room with double glazed window to side. Radiator. Double glazed sliding doors through to the conservatory.

CONSERVATORY:
Fully glazed conservatory on brick with French doors to one side and a single door to the other - leading to rear garden.

BEDROOM 1:
Good sized double bedroom with fitted carpet. Radiator. Double glazed window to rear.

BEDROOM 2:
Another carpeted double bedroom with double glazed window to rear. Radiator.

BATH/SHOWER ROOM:
Comprising a modern white suite of bath, walk-in shower, enclosed vanity unit with an inset wash basin and low flush WC. Chrome heated towel rail. Obscured double glazed windows x 2 to side.

GARDENS:
The property is set back from the road and, to the front, comprises various hedges with side access leading to the rear. The rear garden offers great seclusion and comprises a composite deck with the rest mainly laid to lawn with flower/shrub borders. Shed and summer house. Sea views from the far side.

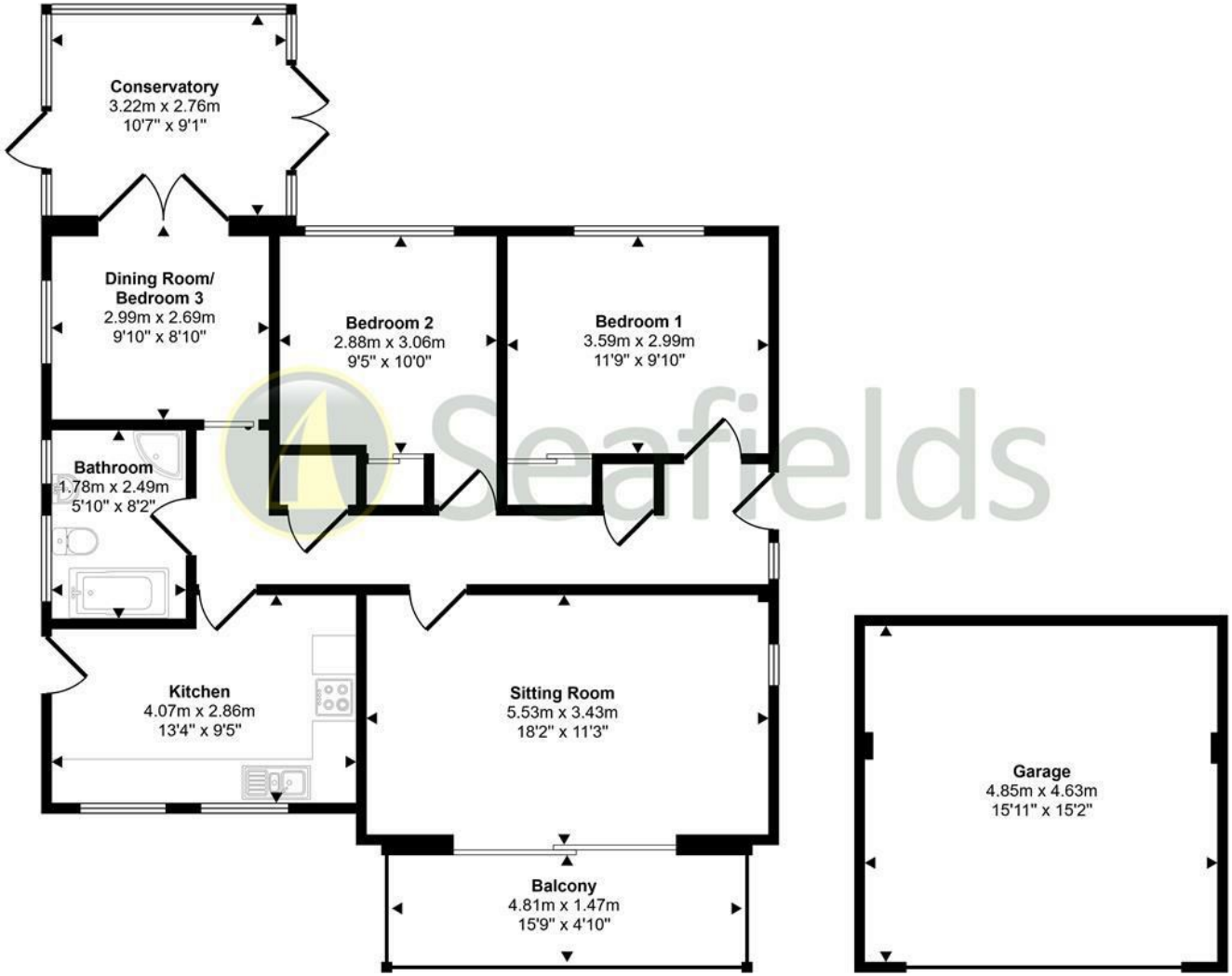
DRIVEWAY:
There is a sweeping driveway (as well as turning area) offering parking for several cars/boats - leading to the garage.

DOUBLE GARAGE:
Double garage with an electric up and over door.

OTHER PROPERTY FACTS:
Council Tax: Band D - 24/25 - £2321.27
Conservation Area: No
Energy Performance Rating: D (62)
Listed Property: No
Tree Preservation Orders: No
Flood Risk: Very Low

DISCLAIMER:
Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

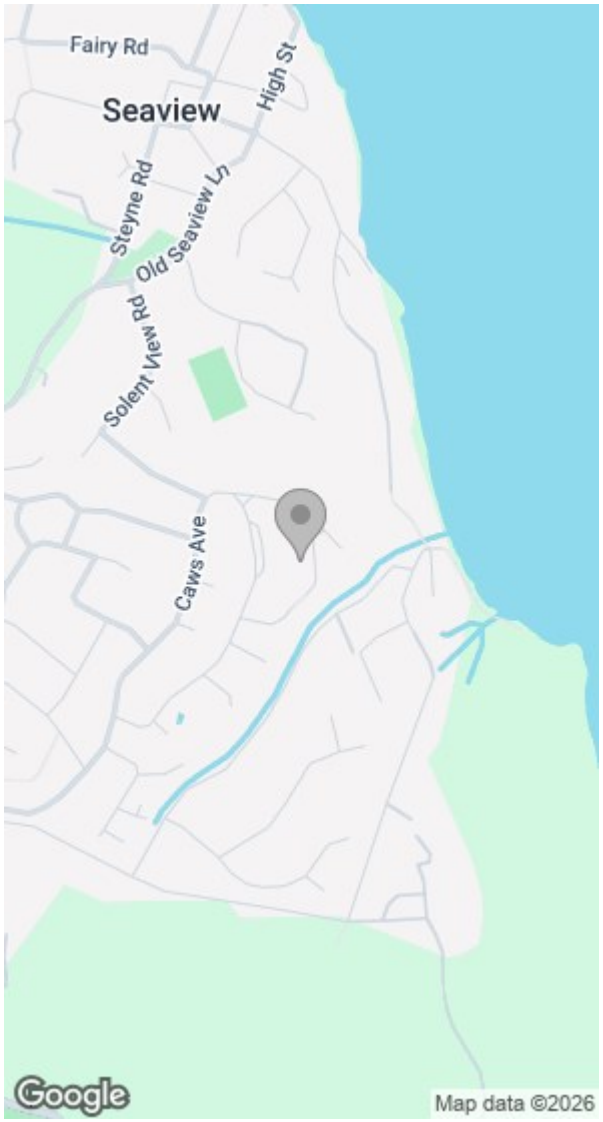
Approx Gross Internal Area
111 sq m / 1194 sq ft

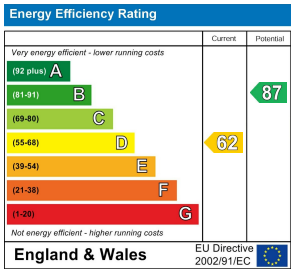


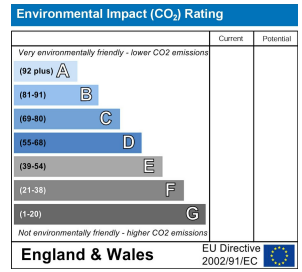
Floorplan
Approx 88 sq m / 953 sq ft

Garage
Approx 22 sq m / 242 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.







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