

SPENCE WILLARD



26 Caws Avenue, Seaview, Isle of Wight, PO34 5JT

# *A beautifully presented coastal home with sea views and landscaped gardens in a sought-after location*

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Following a recent refurbishment, 26 Caws Avenue is a smart and comfortable three-bedroom home, offering well-proportioned accommodation across two floors. Situated in an elevated and sought-after location in Seaview, the property enjoys views to The Solent, a thoughtfully landscaped garden, and a bright, free-flowing interior ideal for modern living.

Having undergone an extensive programme of refurbishment in recent years, the house features a superb open-plan living space combining a sitting area, dining room, and modern and well-equipped kitchen, in addition to a generous garden room with patio doors leading to the covered veranda and gardens. The property also includes two contemporary bathrooms (one ensuite) and enjoys far-reaching sea views from various vantage points.

Located a short walk from the beaches and Seaview village, the property is ideally positioned close to local shops, restaurants, the Yacht Club, and several scenic beaches and coastal path. Fast passenger ferry links to the mainland are less than a 10-minute drive (or a scenic coastal walk), with the vehicle ferry terminal just 15 minutes away.

#### Accommodation

##### Ground Floor

###### Entrance Hall

A spacious and welcoming entrance with picture rails, under-stairs storage, and cloakroom with tiled floor and walls, wash basin, heated towel rail, and W.C.

##### Open-Plan Living & Dining Room

A bright and versatile L-shaped space with a large picture window to the front and twin patio doors opening to the garden room. A/V connections for a wall-mounted TV and ample room for both relaxed seating and a dining table.

##### Kitchen

A sleek, modern kitchen fitted with a full range of gloss fronted storage units incorporating a Neff gas hob, ceramic sink integrated oven, dishwasher and semi-integrated washing machine and space for a fridge/freezer. The kitchen enjoys a unique and excellent view of The Solent through the glazed side door.

##### Bedroom 2

A dual-aspect ground floor double bedroom with sea views.

##### Garden Room / Conservatory

A superb additional reception space, ideal for year-round use with hard flooring shaded polycarbonate insulated roof and access to the covered terrace and gardens.

##### First Floor

Galleried Landing

A bright space with window to the front, airing cupboard housing hot water tank, and hatch access to a large, boarded loft space.

#### Bedroom 1

The principal bedroom with views to the sea, cleverly integrated shower, vanity basin, under-eaves storage, and a relaxed, private feel with sea view.

#### Bedroom 3

A well-proportioned double bedroom overlooking the rear garden with integrated wardrobes, vanity basin, and A/V point for a wall mounted TV.

#### Family Bathroom

Modern and well-finished with 'P'-shaped bath with shower over, heated towel rail, W.C. vanity unit wash basin, and tiled walls and floor.

#### Outside

The gardens at 26 Caws Avenue have been thoughtfully landscaped to offer both visual appeal and low-maintenance enjoyment. To the rear, a sandstone-paved terrace wraps around the house, creating an ideal space for outdoor seating and entertaining, complemented by a covered veranda that allows for dining in all weather and covered access to the outbuildings. A raised lawn is bordered by a beautifully stocked flower bed, while a concealed greenhouse, shed are in the corner. A separate storeroom—also suitable as a utility room or home office—offer excellent practicality and is insulated with plumbing, lighting and power laid on and can easily be returned to a garage. The garden is fully enclosed, providing privacy and an attractive outlook. At the front, the property benefits from off-road parking for two cars, a lawned garden with a mature magnolia and a rockery-edged bed.

#### Services

Mains electricity, water, gas and drainage, heating is provided by a new gas fired boiler located in the airing cupboard on the landing and delivered via radiators.

#### EPC Rating

C

#### Council Tax

Band D

#### Tenure

The property is offered Freehold

#### Postcode

PO34 5JT

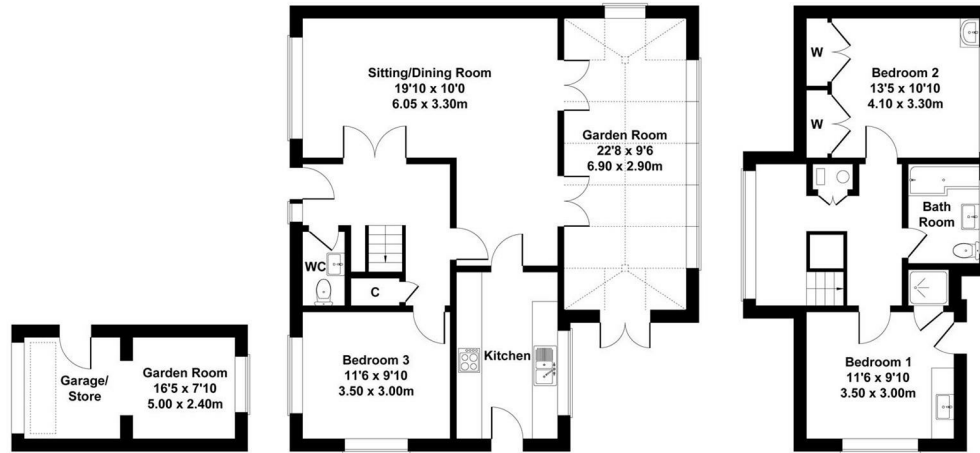
#### Viewings

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



## 26 Cawes Avenue

Approximate Gross Internal Area  
1453 sq ft - 135 sq m



OUTBUILDING

GROUND FLOOR

FIRST FLOOR

**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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