

SPENCE WILLARD



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

A spacious and light-filled family home enjoying sea views and modernised interiors, ideally situated in a highly sought-after location close to beaches and local amenities.

VIEWING

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



35 Caws Avenue is an attractive coastal home offering four bedrooms and well-appointed, extended reception space. This includes a widened entrance hallway, a separate sitting room, and a comfortable family space created within an open-plan kitchen, dining and living room forming part of a rear extension. This extension opens onto a decked terrace and overlooks the garden. The gardens are relatively low maintenance, with mature boundary planting providing a good degree of privacy, and there is also an attached double garage.

This beautifully presented property is within easy reach of Seaview, Nettlestone village, Seagrove Bay, local bus routes and a well-regarded primary school. Offering generous and versatile accommodation throughout, the home is perfectly suited to modern family living and is offered to the market chain free.

Accommodation

Ground Floor

Entrance Hallway

A spacious hallway with wood-effect flooring, inset coir matting and ample space for coats and storage.

Cloakroom / W.C.

Comprising a W.C. and vanity unit with wash basin.

Sitting Room

A generous dual-aspect family room featuring a bow window to the front elevation and glazed double doors leading through to the open-plan living space.

Kitchen / Dining / Living Area

A bright and airy open-plan space with vaulted ceiling, skylights and sliding doors opening onto the rear decked garden. The kitchen is well appointed with a range of fitted units, contrasting work surfaces, integrated double oven, five-ring gas hob, dishwasher and space for a fridge/freezer.

Utility Room

Fitted with base units and work surfaces, with space and plumbing for a washing machine. The wall-mounted boiler is also located here.

First Floor

Stairs rise to a landing with hatch access to the loft space with retractable ladder, fully boarded and lighting. The first floor comprises four bedrooms, three of which are doubles, including a large dual-aspect principal bedroom. Sea views can be enjoyed from Bedrooms Two and Four. The family bathroom is fitted with a panelled bath with shower over, wash basin, heated towel rail and W.C.

Outside

The rear garden is a fantastic outdoor space, featuring a large elevated deck ideal for al fresco dining and entertaining, along with an additional sun deck, patio area, pergola and a substantial lawn bordered by mature herbaceous shrubs. There are two exterior power sockets and exterior lighting. The front of the property offers generous driveway parking, a low-maintenance gravelled bed. The house had all new soffits, guttering and roof edge protection ties fitted in 2022.

Garage & Parking

A block-paved driveway provides parking for several vehicles and leads to a double garage with an electric up-and-over door, power and lighting. The garage roof was replaced in 2025, with soffits and guttering renewed in 2021.

Service

Mains electricity, water and drainage. Heating is provided by wall mounted boiler located in utility room and delivered via radiators.

Planning Permission (Ref: 09595/12)

Planning permission was previously granted in May 2012 (now lapsed) for a side extension. Plans available to view with the agent.

EPC Rating

C

Council Tax

Band E

Tenure

The property is offered freehold.

Postcode

PO35 5JT

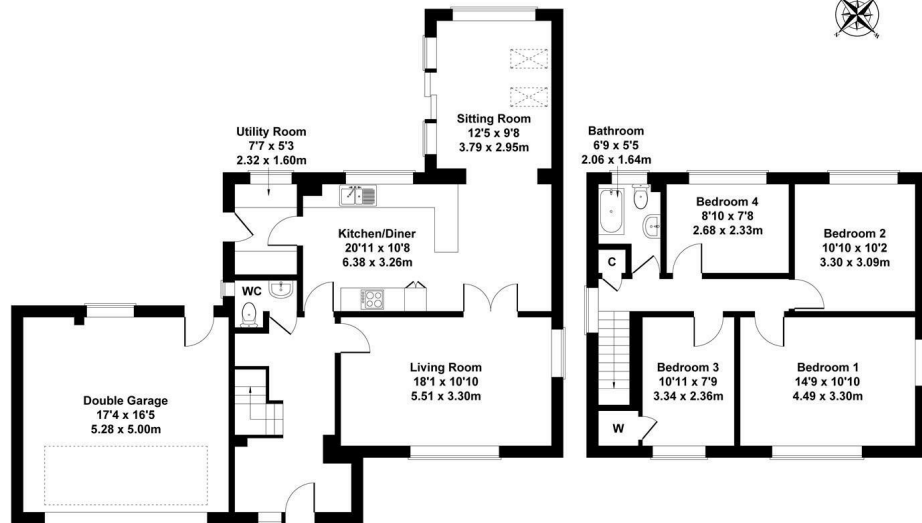
Viewings

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



35 Caws Avenue Bembridge

Approximate Gross Internal Area
1658 sq ft - 154 sq m



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.
Produced by Potterplans Ltd. 2026



SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.