



- No Onward Chain
- Comfortable 3 Bedroom - 1 En Suite Accommodation
- Fully Enclosed Corner Plot
- D/Glazing & Gas C/Heating
- Detached Bungalow in Coastal Village Location
- Generous 18'6 Twin Aspect Kitchen/Diner
- Detached Garage and Driveway
- In Need of Modernisation Throughout
- Huge Potential Internally & Externally
- Walking Distance to Beach, Buses & Local Shop

36 Orchard Road, Seaview, PO34 5JN

£340,000



Nestled in the charming coastal village of Seaview, this delightful detached bungalow offers a wonderful opportunity for those looking to create their dream home. With three bedrooms and a generous 968 square feet of living space, this property, circa 1970's, is brimming with potential for modernisation.

The bungalow is set on a fully enclosed corner plot, featuring wrap-around gardens that invite your creative landscaping ideas. Imagine transforming this outdoor space into a serene retreat, perfect for enjoying the coastal breeze. The property also boasts parking and garaging for two vehicles, ensuring convenience for you and your guests.

Inside, the well-arranged layout includes a welcoming entrance hall that leads to a twin aspect lounge and a kitchen/diner, both of which overlook the picturesque garden. The presence of an en suite shower room adds a touch of luxury and practicality to the living arrangements.

One of the standout features of this property is its prime location, just a short stroll from the beautiful beaches of Seagrove Bay and Priory Bay. This idyllic setting not only offers stunning coastal walks but also a relaxed lifestyle, making it an ideal choice for anyone seeking a peaceful retreat.

With its attractive position and the promise of modernisation, this bungalow presents an exciting opportunity for buyers looking to invest in a property that can be tailored to their tastes. Don't miss the chance to make this charming bungalow your own and enjoy the best of coastal living in Seaview.





# Accommodation

## Entrance Hall

11'10" x 6'11" (3.61m x 2.11m)

Loft Hatch

## Built-in Boiler Cupboard

## Lounge

17'10" x 11'11" (5.44m x 3.63m)

## Kitchen/Diner

18'6" max x 12'1" max (5.64m max x 3.68m max)

## Bedroom 1

13'1" x 10'10" including wardrobes (3.99m x 3.30m including wardrobes)

## Bedroom 2

9'9" x 8'6" plus wardrobes (2.97m x 2.59m plus wardrobes)

## En-Suite

7'7" x 2'11" (2.31m x 0.89m)

## Bedroom 3

8'7" x 7'10" including wardrobes (2.62m x 2.39m including wardrobes)

## Bathroom

6'4" x 5'5" (1.93m x 1.65m)

## Gardens

A mature hedge-lined boundary encloses the front garden. This is laid to lawn sweeping around to meet the rear garden. A nicely private garden sits to the West side of the bungalow. This is laid to lawn and filled with an array of shrubs and ornamental trees. Greenhouse. Garden shed/workshop with power. Garden tap. Gated access leading to detached garage and driveway. Fence and wall boundaries enclose the garden. Brick paved pathways.

## Detached Garage

16'11" x 8'3" (5.16m x 2.51m)

With an up and over door. Double glazed window to rear.

## Driveway

Space for a vehicle

## Tenure

Freehold

## Council Tax

BAND D

## Construction Type

Brick elevations. Concrete tile roof. Cavity walls.



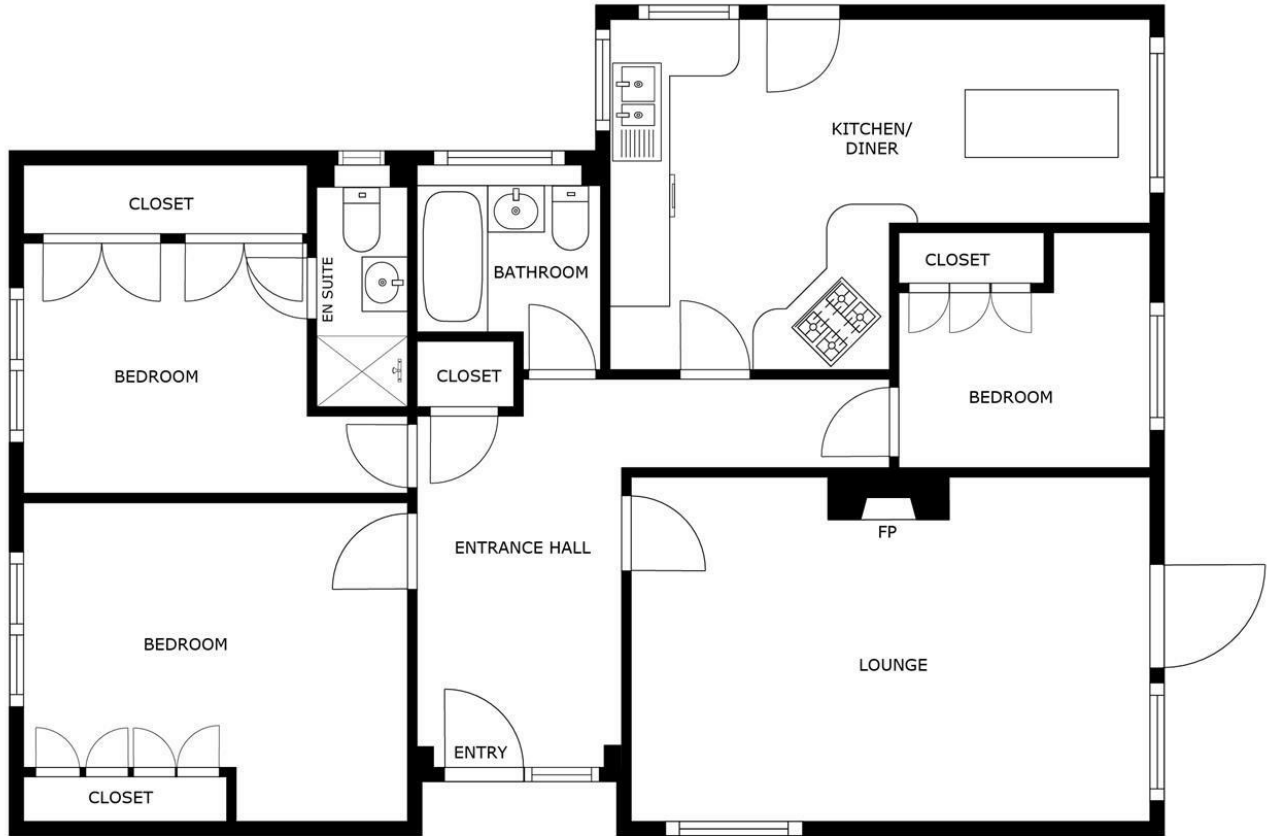
Flood Risk  
Very Low Risk

Mobile Coverage  
Coverage Includes: O2 Limited Coverage: EE

Broadband Connectivity  
Openreach & Wightfibre Networks. Up to Ultrafast Available.

Services  
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

GROSS INTERNAL AREA  
FLOOR PLAN: 90 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Viewing:

Date .....

Time .....