ryde@wright-iw.co.uk

wright
estate agency



- Brand New Home in Coastal Village Location
- Parking to the Rear
- Quality, Award Wining Traditional Build. 10 Year Build Warranty
- Air Source Heat Pump & Double Glazing
- Beautifully Finished Interior
- Comfortable 3 Bedroom 1 En Suite Accommodaiton
- Stunning Kitchen with Quartz Work Tops
- Lovely Views of Neighbouring Countryside
- Cloakroom W.C & Utility Room
- Countryside Walks Nearby & Beach 10 min Walk

2 New Kings Cottages Nettlestone Hill, Seaview, PO34 5DU

£375,000

Nestled in the charming coastal village of Seaview, this stunning semi-detached house on Nettlestone Hill offers a perfect blend of modern living and picturesque surroundings. Built in 2026, this brand new build property spans an impressive 862 square feet and is ready for immediate occupation.

As you step inside, you will be greeted by a beautifully finished interior, complete with tasteful neutral decor and high-quality carpets and flooring throughout. The property boasts three appealing bedrooms, providing ample space for family living or guests. The smartly designed kitchen, bathroom, en suite, and cloakroom utility room are all equipped to meet the demands of contemporary life.

The living area is inviting and spacious, ideal for relaxation or entertaining. Large windows allow natural light to flood the space, enhancing the warm and welcoming atmosphere. From the property, you can enjoy lovely views of the surrounding countryside, making it a delightful retreat.

Outside, the soon to be finished, enclosed lawned garden offers a private space for outdoor activities or simply enjoying the fresh air. Parking is conveniently located to the rear, accommodating one vehicle.

This property is part of an NHBC award-winning development and comes with a 10 year new build warranty, ensuring quality and peace of mind for its residents. Its prime location means you are just a stone's throw away from local shops, bus routes, and the stunning beaches and countryside walks that Seaview has to offer.

In summary, this semi-detached house is a remarkable opportunity for those seeking a modern home in a tranquil coastal setting. With its exceptional finish, convenient amenities and energy efficiency, it is sure to appeal to a wide range of buyers.







Accommodation

Entrance Hall

Storage & Airing Cupboard

Utility & Cloakroom W.C
6'1 x 4'10 (1.85m x 1.47m)

Lounge
14'5 into bay x 13'0 (4.39m into bay x 3.96m)

Kitchen/Diner
12'11 x 10'0 (3.94m x 3.05m)

Landing
Loft hatch

Built in Storage

Principal Bedroom
12'10 x 10'1 (3.91m x 3.07m)

En Suite
6'2 x 4'6 (1.88m x 1.37m)

Bedroom 2
11'7 x 6'6 (3.53m x 1.98m)

Bedroom 3
10'9 x 6'2 (3.28m x 1.88m)

Bathroom
6'2 x 6'2 (1.88m x 1.88m)

Gardens
Detailed brick wall boundaries neatly enclose the frontage continuing along the side of the house. Gated side access and pathway to rear garden. The rear garden will be turfed and enclosed by fence boundaries. Gated access to parking at the rear. This west facing garden will attract the sun in to the evening in the summer months. Garden tap. external sockets. External lighting.

Parking
An allocated private parking space is situated to the rear of the house. Access road to/from Nettlestone Hill.

Tenure
Long leasehold. 980 years from 1/3/1875.







Council Tax
TBC

Award Winning Development
The developer has attained a 'Seal of Excellence Award' from NHBC, the build warranty provider.

Flood Risk
Very Low Risk

Construction Type
Traditional build. Brick elevations. Clay tile roof. Cavity walls.

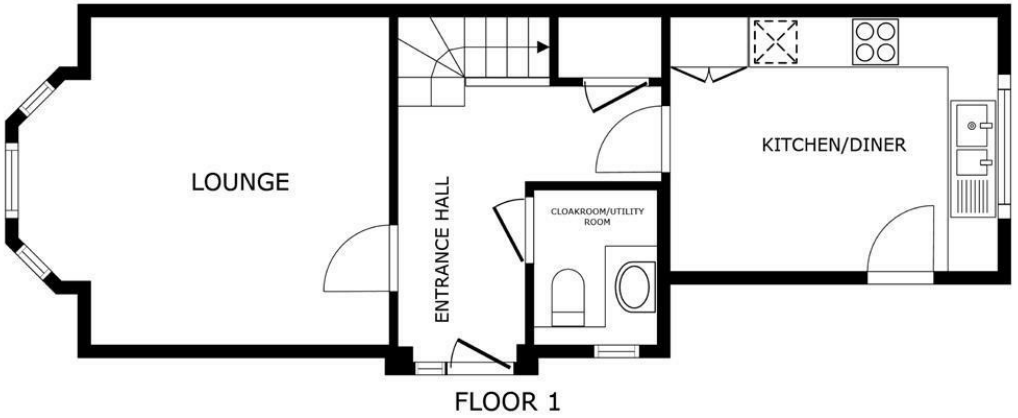
Broadband Connectivity
Up to Ultrafast fibre is available

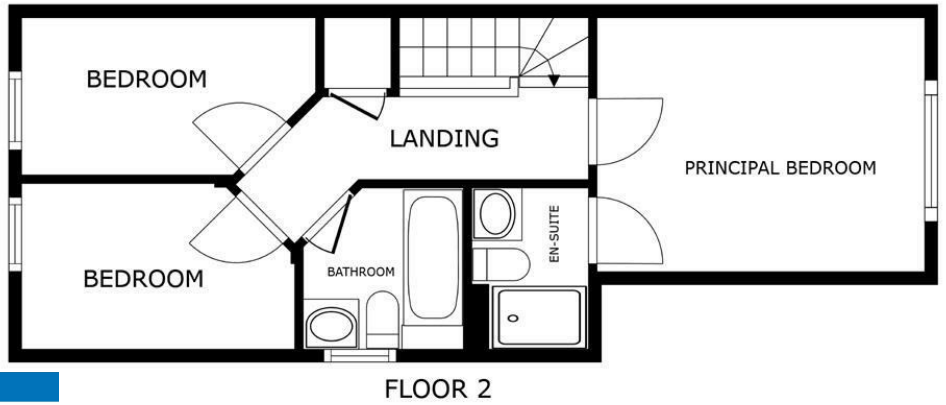
Mobile Coverage
Coverage includes EE, Three, O2 & Vodafone

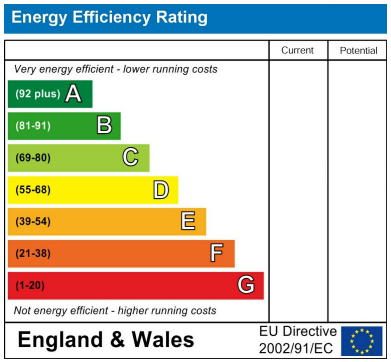
Important Notice
In compliance with the Estate Agents Act 1979, we disclose that the owner of this property is a Director of The Wright Estate Agency and is therefore a connected person as defined by the Act. This information is provided to ensure full transparency and to enable prospective purchasers to make informed decisions when considering the property.

Services
Unconfirmed electric, 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.







GROSS INTERNAL AREA
FLOOR 1 41.1 m² FLOOR 2 39.1 m²
TOTAL : 80.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

naea | propertymark PROTECTED
The Property Ombudsman

Viewing: Date ..... Time .....

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.