



- Stylish Modern Detached Bungalow
- Contemporary Open Plan Living Space
- Family Shower Rm & Two En Suites
- 500 yards From Seagrove Bay Beach
- Intelligently Extended Individual Home
- 16'2 Kitchen/Breakfast Room
- Sought After Coastal Position
- Generous 4 Bedroom Accommodation
- Garage, Car Port & Driveway Parking
- Neatly Lawned Gardens

7 Horestone Rise, Seaview, Isle of Wight, PO34 5DB

**£550,000**

Seaview is a hugely popular coastal village situated on the northeast coastline of the Island. It is well known for its beaches and as a mecca for sailing enthusiasts. This bungalow sits roughly 500 yards from the beaches at Seagrove Bay to the north and to the south is bordered by the surrounding countryside. The coastal path; inland footpaths and bridleways offer miles of pleasant walks/cycling routes connecting to neighbouring beaches, villages and eventually towns. Intelligently extended, this smart modern home provides accommodation as equally extensive as it is individual. The dining and living space combine well leading to the kitchen/breakfast room and separate utility room. Bi-fold doors open directly on to the lawned garden and even often a glimpse of the sea as a reminder of just how close to the beach you are living. There are four bedrooms to choose from, two of which are en suite, and there is a family shower room for all to use. A garage with powered door and car port are adjacent on one side and double gates to the other open onto a hardstand ideal for a boat or camper van. The nearest shop is conveniently close by in the village centre of Nettlestone and Seaview Village centre offers more facilities including restaurants and bars. Ryde will be your local principal town and here you will find one of the most extensive ranges of retail shops and services found anywhere on the Island. There are several waterside restaurants and cafes in the immediate surroundings well within walking distance from this lovely home. This property epitomises why coastal living holds such great appeal and we look forward to hearing from you accordingly.



# Accommodation

## Entrance Hall

14'6 x 5'7 (4.42m x 1.70m)

## Built in Storage Cupboards x 3

## Dining Room

11'5 x 10'11 (3.48m x 3.33m)

## Built in Storage

## Living Room

20'5 x 13'4 (6.22m x 4.06m)

## Kitchen/Breakfast Room

16'2 max x 12'4 max (4.93m max x 3.76m max)

## Utility Room

14'11 plus storage x 9'0 max (4.55m plus storage x 2.74m max)

## Principal Bedroom

11'10 x plus wardrobes x 11'6 (3.61m x plus wardrobes x 3.51m)

## En Suite

13'8 x 4'4 (4.17m x 1.32m)

## Bedroom 2

12'10 x 10'5 (3.91m x 3.18m)

## En Suite

7'1 x 5'5 (2.16m x 1.65m)

## Bedroom 3

10'5 x 9'5 plus wardrobes (3.18m x 2.87m plus wardrobes)

## Bedroom 4/Study

9'10 x 8'8 plus wardrobes (3.00m x 2.64m plus wardrobes)

## Shower Room

7'3 x 5'5 (2.21m x 1.65m)

## Garage

16'9 x 8'11 (5.11m x 2.72m)

With a powered door, power and lighting

## Car Port

20'4 x 11'6 (6.20m x 3.51m)

Power and lighting

## Driveway 1

Spaces for 2 vehicles



## Driveway 2

Space for 1 vehicle. Double gates open on to a hardstand to accommodate a camper van or boat

## Gardens

A neat lawn sweeps across the frontage of this sizeable bungalow. Gated side accesses lead to the rear enclosed garden. This is also laid to lawn and screened by its fence and hedge-lined boundaries. A well positioned paved terrace is the ideal spot to enjoy the sun into the evening throughout the summer months. Views of the nearby sea can be seen from the garden and terrace. Garden tap. External sockets. A further lawn sits to the side of the property currently home to two storage sheds.

## Tenure

Freehold

## Council Tax

Band E

## Services

Unconfirmed gas, 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



 Matterport

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, Daniels Harrison Surveyors £50, Connells Surveyors £100.

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