



- No Onward Chain
- Wonderfully Light & Spacious 'L' Shaped Kitchen/Diner
- Level Lawned Gardens & Well Screened Frontage
- Ideally for Coastal & Countryside Walks
- Generously Extended Detached Bungalow- 132.2 sqm
- Sought After Coastal Village Location
- Driveway Parking for Two Vehicles (scope to extend)
- Comfortable 3/4 Bedroom Accommodation
- D/Glazed Conservatory & Handy Storage Addition
- Level Walk to Local Shop & Bus Routes

71 Orchard Road, Seaview, PO34 5JJ

**£395,000**

Nestled in the charming coastal village of Seaview, this delightful detached bungalow offers a wonderful blend of comfort and convenience. Spanning an impressive 1,422 square feet, the property boasts two spacious reception rooms and three well-proportioned bedrooms, making it an ideal choice for families or those seeking a peaceful retreat.

Constructed in the 1970's, this bungalow has been thoughtfully extended to provide flexible living spaces that cater to modern lifestyles. The 'L' shaped kitchen/diner is a particular highlight, featuring an extensive range of units and a bright, south-facing dining area that invites natural light to fill the space. This inviting area is perfect for family meals or entertaining guests.

The property is set within beautifully maintained level lawn gardens, offering a serene environment with a well-screened frontage that enhances its overall appeal. The outdoor space is perfect for enjoying the fresh air and tranquillity that the village lifestyle provides. Additionally, the fourth bedroom or dining room connects seamlessly to the garden through a double-glazed conservatory, creating a lovely transition between indoor and outdoor living.

With parking available for two vehicles, this bungalow is not only practical but also conveniently located near miles of stunning coastal walks and the picturesque inland countryside routes that the Island has to offer. This property presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a beautiful setting. Don't miss the chance to make this charming bungalow your new home.



# Accommodation

## Porch

## Entrance Hall

11'8" max x 10'5" max (3.56m max x 3.18m max)

## Lounge/Diner

16'4" x 12'4" (4.98m x 3.76m)

## Kitchen/Breakfast Room

22'11" max x 16'9" max (6.99m max x 5.11m max)

'L' Shaped

## Lean-to Storage

17'2" x 3'4" (5.23m x 1.02m)

Garden tap

## Conservatory

8'1 x 8'10" (2.46m x 2.69m)

## Bedroom 1

18'0" x 8'5" (5.49m x 2.57m)

## Bedroom 2

15'1" x 9'11" (4.60m x 3.02m)

## Bedroom 3

11'11" x 10'2" (3.63m x 3.10m)

## Bedroom 4/Dining Room

9'3" x 8'7" (2.82m x 2.62m)

## Shower Room

## Separate W.C.

## Gardens

The neatly lawned frontage is perfectly framed by raised shrub beds and a paved edging. Two ornamental trees bring some welcomed screening to the bungalow. A gated side access leads to the rear garden. The level lawned garden is fully enclosed by fence boundaries and has an array of shrubs throughout its borders. A paved patio sits to one side. Garden shed.

## Driveway

With comfortable spaces for 2 vehicles.

## Tenure

Freehold



**Council Tax**

Band D

**Construction Type**

Brick built and tile hung elevations. Concrete tile roof.  
Cavity walls.

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Limited Coverage Includes: EE, O2 &amp; Vodafone

**Broadband Connectivity**

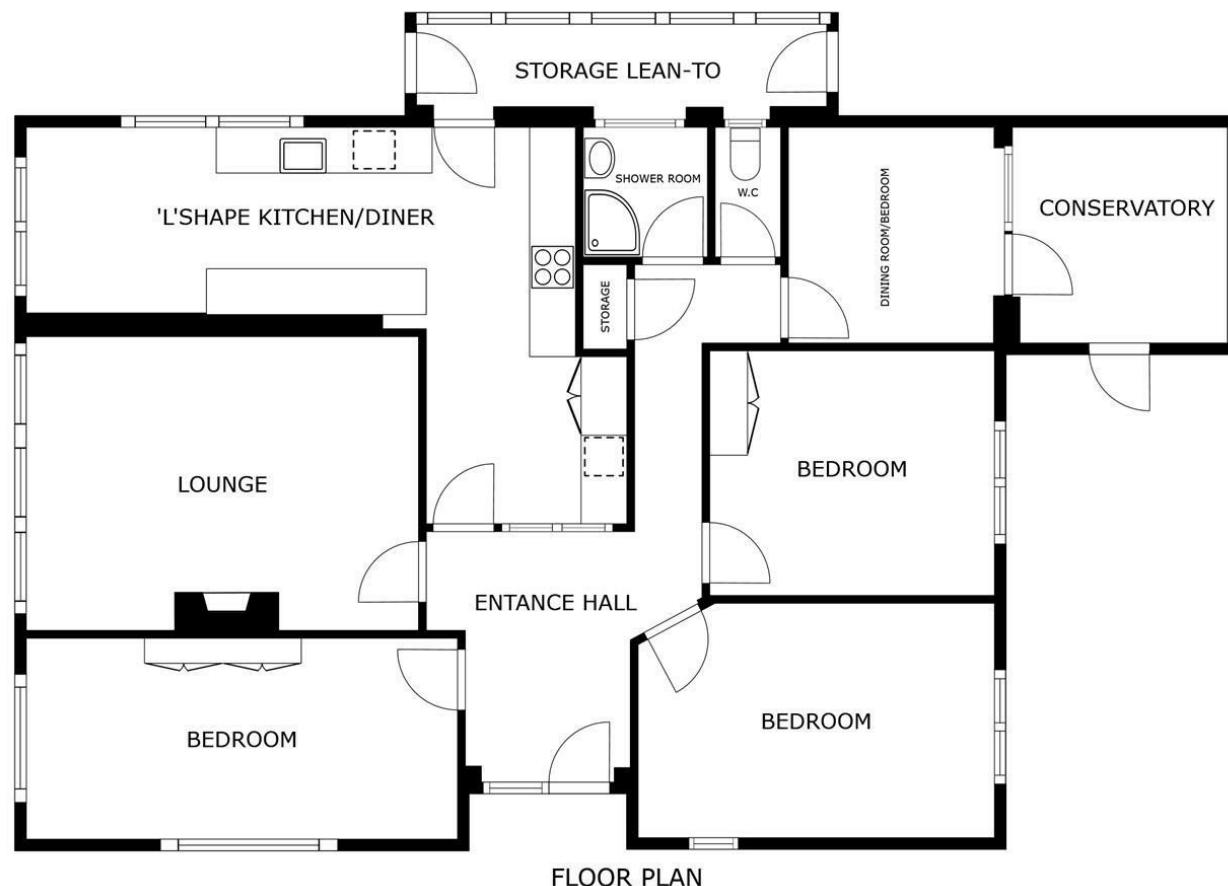
Openreach & Wightfibre Networks. Up to Ultrafast Available.

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



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 132.2 m<sup>2</sup>  
TOTAL : 132.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

**Matterport®**


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