



Guide Price £559,950

18 SOLENT VIEW ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5HY



Seafields



**SUPERBLY SPACIOUS HOME IN A MOST ENVIABLE SETTING!**

This very versatile **DETACHED HOUSE** is located on the brow of the hill on Solent View Road, offering well proportioned **5 BEDROOM** accommodation, far reaching **SEA VIEWS** and an impressive mature **REAR GARDEN** - perfect for the avid gardener plus a great spot for summer barbecues and entertaining. The very versatile ground floor comprises a charming front sitting room, substantial rear family/sun room, dining room, modern kitchen and utility room, plus a ground floor bedroom and cloakroom/wc. The first floor offers 4 more bedrooms (3 doubles and a single) plus family bath/shower room. Additional benefits include **GAS CENTRAL HEATING**, double glazing throughout, a **DRIVEWAY** providing ample car/boat parking, plus **DOUBLE GARAGE**. So convenient for all of Seaview and Nettlestone village amenities, primary school, churches and eateries, the Yacht Club, boat park and beautiful beaches are also within easy walking distance! Offering ample scope and versatility to 'put one's own stamp on', this **CHAIN FREE** property is well worth a visit.

**ENTRANCE PORCH:**

Multi-paned dual aspect porch with solid entrance door into:

**HALLWAY:**

A welcoming hall with vinyl flooring and carpeted stairs to first floor. Double glazed window to front. Radiator. Doors to:

**DOWNSTAIRS WC:**

Comprising white suite of w.c. and vanity wash hand basin. Extractor.

**SITTING ROOM:**

A very comfortable front reception room with large double glazed window over-looking front garden. Radiator.

**DINING ROOM:**

A designated dining room with double glazed windows and wide opening to Sun/Family Room. Radiator. Door to Bedroom 5. Doorway to:

**FAMILY/SUN ROOM:**

A superbly spacious triple aspect irregular shaped room with double glazed windows and French doors leading to rear garden. A great spot for dining/entertaining!

**BEDROOM 5:**

Originally forming part of the sitting room, the current owners created this extra room currently utilised as a double bedroom with sliding double glazed doors to the Sun/Family Room. Radiator.

**KITCHEN:**

A modern fully fitted kitchen comprising extensive range of matching gloss fronted cupboard and drawer units with contrasting work surfaces over incorporating granite sink unit. Integral appliances to include: Double oven, plus microwave and grill, 6-ring induction hob with extractor over; fridge, freezer and dishwasher. Tile effect vinyl flooring. Double glazed windows over-looking rear garden. Door to:

**REAR LOBBY:**

Doors to Garage, Utility Room and to outside.

**UTILITY ROOM:**

Useful laundry room with cupboard and drawer units with work top and sink unit. Space and plumbing for washing machine. Double glazed window to rear.

**FIRST FLOOR LANDING:**

Carpeted landing with access to insulated loft space. Airing cupboard housing hot water tank with immersion fitted. Double glazed window to side. Doors to:

**BEDROOM 1:**

Large dual aspect double bedroom with double glazed windows to front and side (offering lovely sea views). Radiator. Good range of inset fitted wardrobe/cupboards.

**BEDROOM 2:**

Double bedroom with double glazed window to rear offering sea views. Radiator. Inset fitted wardrobes/cupboards.

**BEDROOM 3:**

Another double bedroom with double glazed window to front. Radiator. Over-stairs built-in cupboard/wardrobe.

**BEDROOM 4:**

Single bedroom (or ideal office) with double glazed window to rear offering view towards the Solent. Radiator.

**BATH/SHOWER ROOM:**

7'10 x 7'4 (2.39m x 2.24m)

Comprising suite of bath, corner shower cubicle, vanity wash hand basin and w.c. Heated towel rail. Obscured double glazed window to rear.

**GARDENS:**

There is an open-plan lawn to front with assorted shrubs. Gated access to rear.

The superb rear garden is a gardener's delight - large, mature and well tended garden comprising patio areas (perfect for al fresco dining) with the rest being laid to lawn with deep flower/shrubs borders and pergolas.

**DRIVEWAY:**

Double width, smart block-paved driveway providing ample off-street parking for cars/boats and leading to the Double Garage.

**DOUBLE GARAGE:**

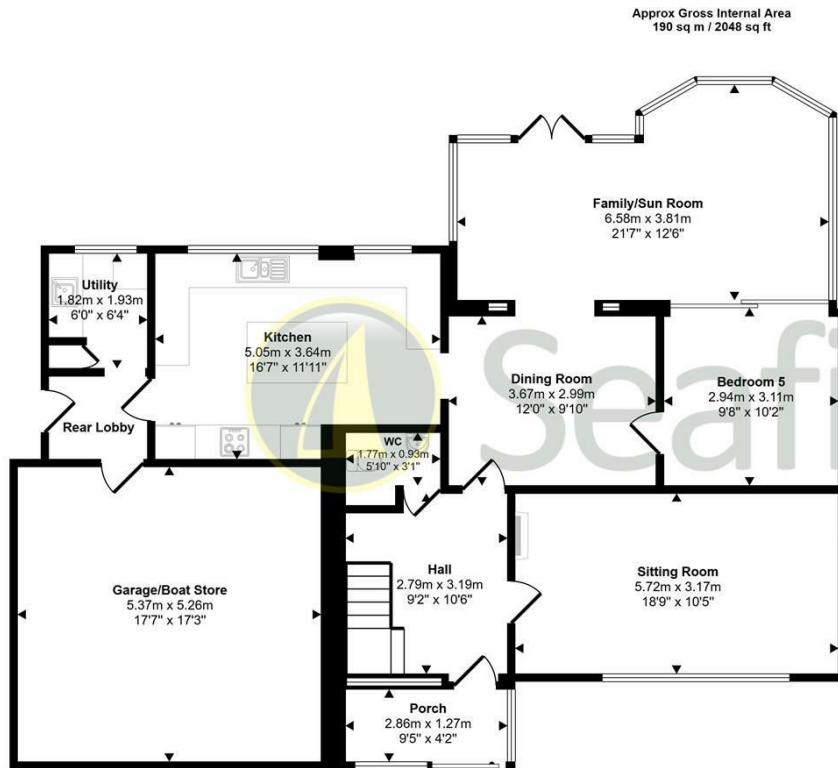
A superbly proportioned double garage with 2 x up-and-over doors light and power. Note: The current owners have provisionally blocked up the inner side of the 2 up-and-over garage doors and utilise the space for storage (but this can easily be altered to all access for vehicles).

**OTHER USEFUL INFORMATION:**

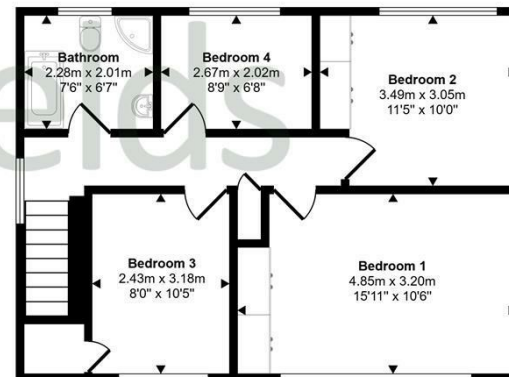
Tenure: Freehold  
Council Tax Band: F  
Energy Performance Rating: C (69)  
Seller's status: Chain Free  
Conservation Area: No  
Construction: Standard brick  
Flood Risk: None

**DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

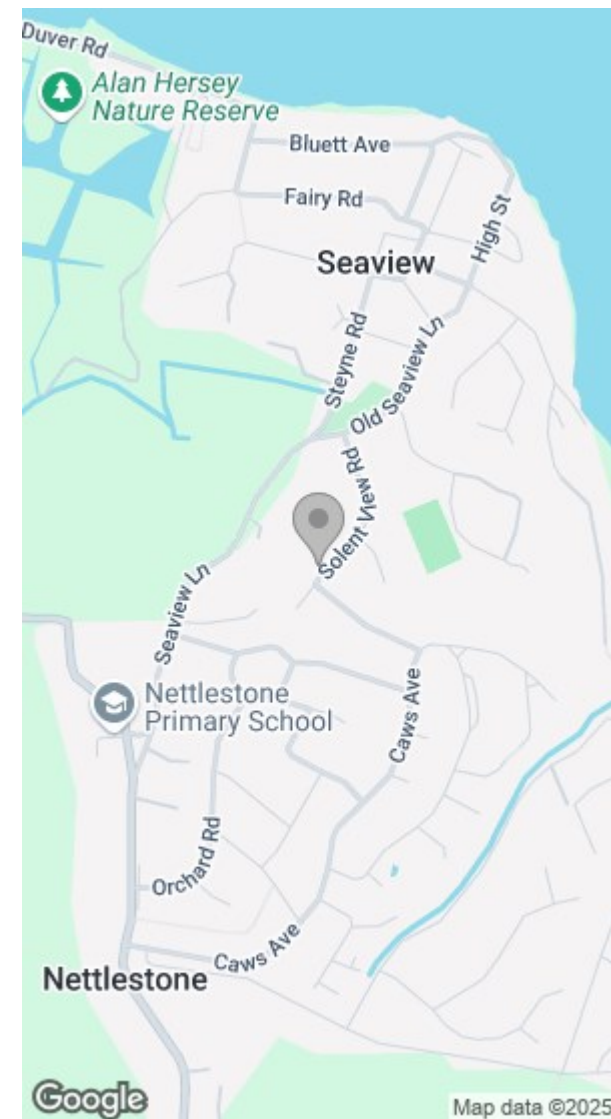


Ground Floor  
Approx 135 sq m / 1452 sq ft



First Floor  
Approx 55 sq m / 596 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
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