



# BILES

& Co

COASTAL AND WATERFRONT PROPERTY



## Sunnyside | Steyne Road | Seaview | PO34 5EW

A period 4-5 bedroom detached property in the centre of Seaview village with Solent views from the first floor sun room. The house offers flexible accommodation and would make either an ideal second home or main residence.

## Guide Price £410,000

- 5 Bedroom Detached House
- Sun Room with Sea Views
- Walled Courtyard
- Parking
- Central Seaview Location



## Property Description

**CHAIN FREE** – A period 4-5 bedroom detached property in the centre of Seaview village with Solent views from the first floor sun room. The house offers flexible accommodation and would make either an ideal second home or main residence.

The property benefits from two staircases which provides flexible accommodation and could ideally suit two families or guests. Arranged over three floors the property is light and airy with good sized rooms and some period features. The property also benefits from parking and ample storage to the side. The property is ideally located near to the range of shops, restaurants and of course Sea View Yacht Club. On the ground floor the entrance porch opens onto the open plan sitting room with feature fireplace and sliding doors to the rear courtyard. The dining room is of a good size with door into the bright kitchen/ breakfast room with a range of built in units, door to side and staircase to the first floor. Sliding doors from the kitchen provide additional access to the rear courtyard. There is a study/ bedroom 5 and shower room also on the ground floor and a second staircase to the first floor.

On the first floor there is a generous master bedroom suite with double bedroom, dressing room and bathroom. There are three further bedrooms on this level and a staircase to the second floor sun room which offers fine views over the village and the Solent. The two staircases to the first floor bedroom accommodation make this a very versatile property.

### GROUND FLOOR

Entrance Hall  
Sitting Room  
Dining Room  
Kitchen Breakfast Room  
Study/ Bedroom 5  
Shower Room

Utility Room

### FIRST FLOOR

Master Bedroom  
Bathroom  
Dressing Room  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Family Bathroom

### SECOND FLOOR

Sun Room

### Outside

To the rear of the property there is a sunny Mediterranean style courtyard, ideal for enjoying the summer evenings and the perfect spot to dine "Al-Fresco". At the front of the property there is a southerly terrace area.

### Services and Heating

We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity, water, gas and foul drainage. Gas central heating via radiators.

### Tenure and possessions, fixtures and fittings

The property is offered freehold with vacant possession on the whole upon Completion. The seller does not include in the sale any fitted carpets, curtains or blinds, nor are any electrical appliances included, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.

## Directions

Enter Seaview on Seaview Lane (B3340) and continue onto Steyne Road. At the bottom of Steyne Road continue turning right and the property is on the left.

## Seaview

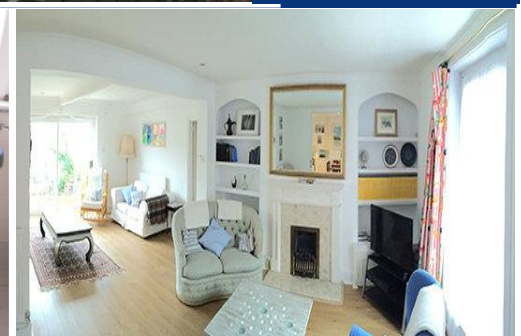
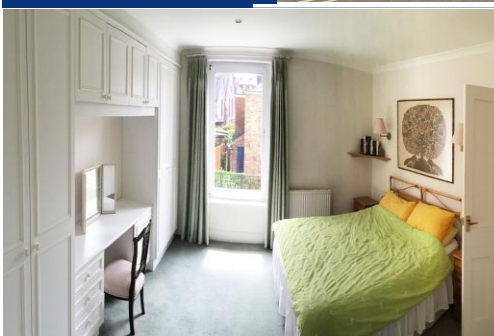
Seaview is a well-known sailing village located on the north eastern coast of the Isle of Wight. Seaview has many facilities including the renowned Seaview hotel and restaurant, the Seaview Yacht club and the Isle of Wight sports club. Newport the County town of the Island is approximately 12 miles distant to the west and has a wide range of facilities and amenities, Ryde, (the gateway to the Isle of Wight) being approximately 2 miles distant with mainland connections by hovercraft (7 mins) to Southsea and a fast catamaran (15 mins) to Portsmouth with onward train links to London (1 hour 10 mins).

## The Isle of Wight

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent

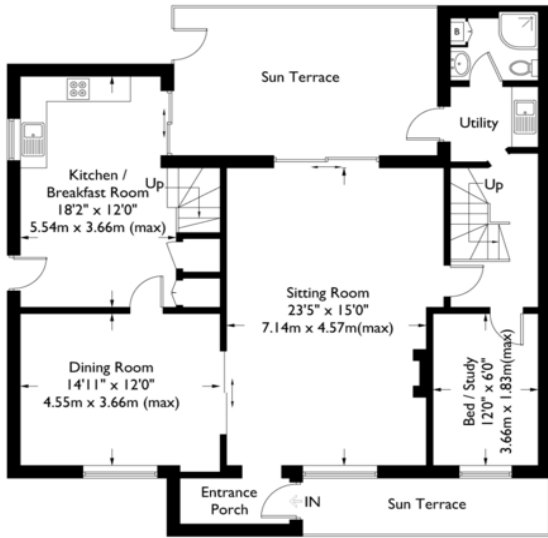
and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. There are now many more facilities than once was the case, Sainsburys, Tesco, M&S and now Waitrose all now have a presence as have other national chains.

Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools thrive on the Island with some children attending prep and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

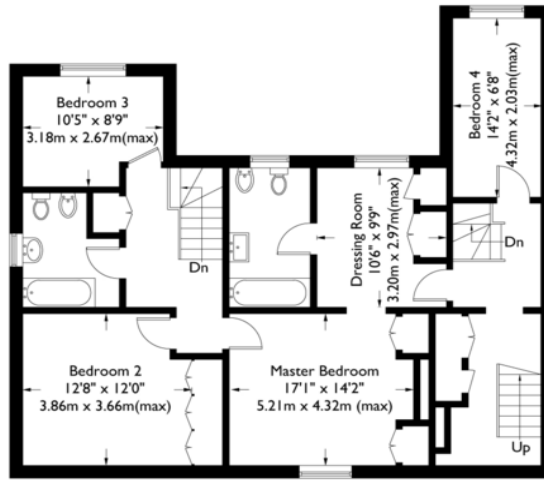


# Biles/I0320/DB

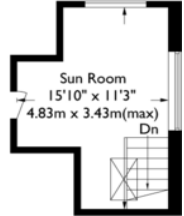
Approximate Gross Internal Area = 2313 sq ft / 214.9 sq m



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID185603)

## Tenure

We are advised that the property is freehold

## Council Tax Band

Band F: Amount payable 2015/16 £2,197.28

## Viewing Arrangements

Strictly by appointment with Joint Sole Agent Biles & Co.

To view this property call us on 01983 872335.

## Contact Details

13 High Street

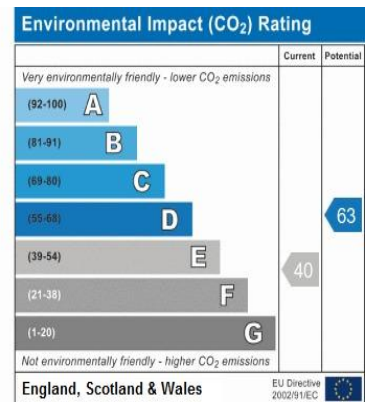
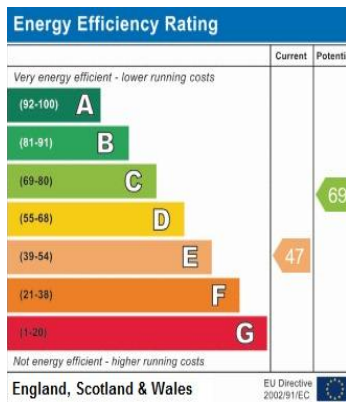
Bembridge

Isle Of Wight

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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