






# Guide Price £739,000

GREY GULLS, SEAFIELD ROAD, SEAVIEW, ISLE OF WIGHT, PO34

Seafields

**A LUXURIOUS LIFESTYLE A FEW PACES FROM SEA SHORE!**

**Grey Gulls is a stunning 3 STOREY HOUSE (the end of a row of 3) offering superbly designed, well proportioned accommodation spanning an impressive 1400 square feet. There is a large and inviting first floor sitting room, a striking ground floor kitchen/diner (opening to the garden) plus a separate utility room (the ideal washing/drying area following a day at the beach!). A great family home with ample space for guests - including 4 DOUBLE BEDROOMS, 2 well appointed bath/shower rooms and 3 WCs (one on each floor). Benefits include owned FIT solar panels, neutral decor throughout, GAS CENTRAL HEATING, double glazing, quality flooring plus a wide car/boat PARKING BAY and a good sized private SUN DECK (with the added bonus of an outside shower!). So convenient for the long stretch of beaches, Yacht Club, eateries/bars, community store and the host of village amenities, this home is for those who wish to embrace coastal living - whether one is seeking a permanent residence or a holiday retreat. CHAIN FREE!**

## ACCOMMODATION:
Smart composite door leading into:

## ENTRANCE HALL:
A welcoming hallway with ceramic tiled flooring and rooms to all ground floor rooms. Timber stairs (with cupboard beneath) leading to first floor with carpet runner. Recessed downlights.

## KITCHEN/DINER:
A quality fitted kitchen with white cabinetry and contrasting marble effect worktops. Integrated appliances include dishwasher, Neff electric hob, extractor fan and Miele eye level oven. Inset 1.5 bowl sink unit. Under cabinet lighting. Space for dining table and American fridge/freezer. Recessed downlights. Double glazed French doors leading to rear garden.

## UTILITY ROOM:
A useful space with cabinetry and worktops with inset chrome sink unit. Space and plumbing for washing machine and tumble drier. Vaillant gas boiler. Cupboard housing hot water cylinder. Extractor. Recessed downlights.

## BEDROOM 4:
A double bedroom with continuation of tiled flooring. Double glazed window to front with fitted blind. Recessed downlights. Radiator.

## CLOAKROOM/WC:
A suite comprising corner wash hand basin and WC. Extractor fan. Recessed downlights.

## FIRST FLOOR LANDING:
With open plan aspect into Sitting Room and doors to Bedroom 3 and Bathroom.

## SITTING ROOM:
A large, bright and airy yet cosy space with engineered wood flooring. Large window with Juliet balcony to front. Recessed downlights. Radiator. Stairs leading to second floor.

## BEDROOM 3:
A double bedroom with engineered wood flooring and double glazed window to rear with fitted blind. Half wood panelling to wall. Recessed downlights. Radiator.

## BATHROOM:
A large luxury suite comprising bath with shower over and glass screen, vanity wash hand basin and WC. Tiled flooring. Half tiling to walls. Obscured double glazed window to rear. Recessed downlights. Radiator.

## SECOND FLOOR LANDING:
Carpeted landing with opaque window to side. Recessed downlights. Doors to:

## BEDROOM 1:
An impressive carpeted double bedroom with apex double glazed window to front (offering sea views) with bespoke curtains and vaulted ceiling. Velux window to side with fitted blind. Built in cupboard/wardrobe. Recessed downlights and track spotlights.

## BEDROOM 2:
A further carpeted double bedroom with vaulted ceiling and double glazed window to rear with fitted blind. Track spotlights.

## SHOWER ROOM:
A modern fully tiled suite comprising walk in shower, wall mounted wash hand basin with waterfall tap and WC. Velux window with fitted blind. Extractor fan. Recessed downlight.

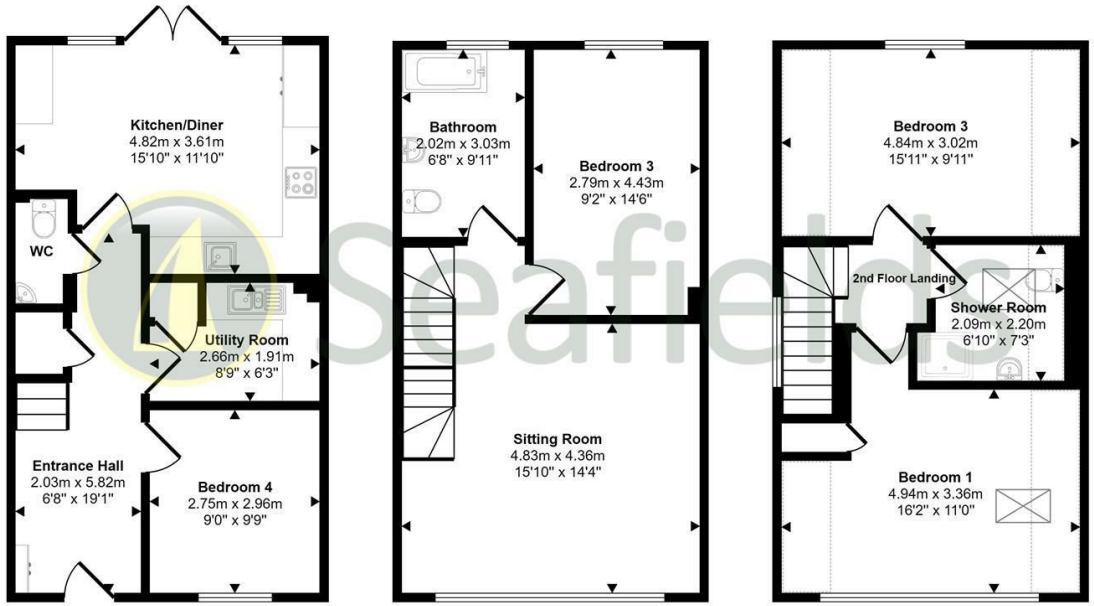
## OUTSIDE:
A very smart fully enclosed rear garden with side gate access. Outdoor tap. Outdoor shower.

## PARKING:
A smart paved parking bay with space for 1-2 cars/dinghies.

## OTHER PROPERTY FACTS:
Conservation Area: No
Solar Panels: The property owns FIT (Feed-In Tariff) solar panels - which is financially beneficial
Flood Risk: Very Low
Council Tax Band: E
EPC Rating: Tbc
Seller's situation: No chain

## 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.

Approx Gross Internal Area
130 sq m / 1398 sq ft



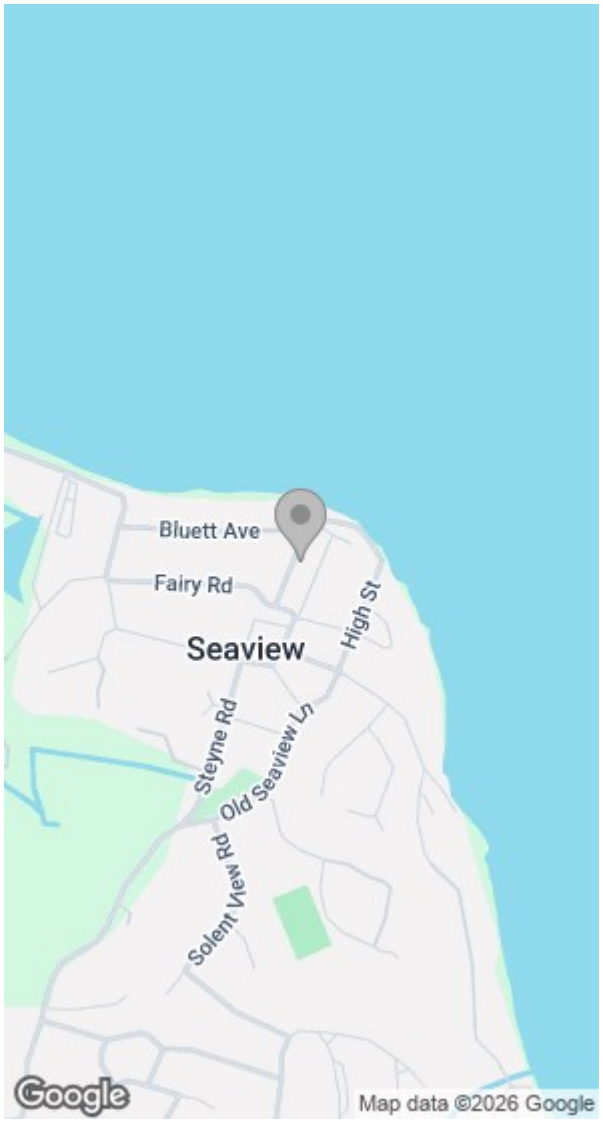

Ground Floor
**Approx 43 sq m / 464 sq ft**

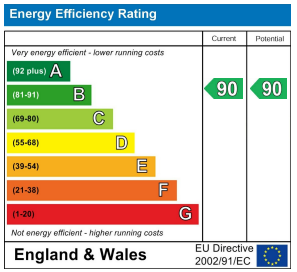
First Floor
**Approx 43 sq m / 468 sq ft**

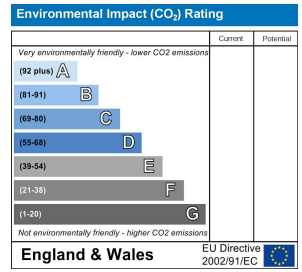
Second Floor
**Approx 43 sq m / 466 sq ft**

Denotes head height below 1.5m

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.




Tel: 01983 812266 Web: www.seafieldsproperty.co.uk Email: info@seafieldsproperty.co.uk


GREY
GULLS









