

# 41, Horestone Drive

Seaview, PO34 5DD



Situated in a sought-after position, with Seagrove Bay just a few minutes from the property, this fabulous four-bedroom family home offers excellent potential to personalise and benefits from a lovely rear garden, driveway parking, and a garage.

- Spacious, detached family home
- Two reception rooms and a conservatory
- Situated in a sought-after area of Seaview
- Village amenities close by
- Lovely rear garden with views
- Four bedrooms and two bathrooms
- Exciting opportunity for modernisation
- Short walk to stunning Seagrove Bay and Priory Bay
- Driveway parking and a garage with a workshop
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Offered for sale chain-free, this fantastic family home presents an exciting opportunity for new owners to personalise while enjoying a peaceful location within a popular cul-de-sac. Occupying a tucked-away position, the property comprises an entrance hall leading to the living room, dining room, kitchen, and stairwell to the first-floor landing. The conservatory is accessed from both the living room and the kitchen, while the kitchen also leads to the utility room and ground-floor shower room.

The stairwell rises to the first-floor landing, which provides access to four bedrooms and a family bathroom. Outside, the lovely rear garden is mostly laid to lawn and offers a fantastic space for entertaining, as well as enjoying attractive rooftop views. To the front, the property benefits from driveway parking and a double garage with an attached workshop.

The property is perfectly positioned to enjoy a peaceful setting with easy access to the beach and village via a footpath to Gully Road, which leads directly to the wonderful sandy beach of Seagrove Bay and the secluded hidden gem of Priory Bay. Both beaches offer expanses of golden sands and are popular for a wide range of beach activities and water sports. The gently sloping beach at Seagrove features a slipway leading into the sea, providing a regular launching point for boats. Horestone Drive is just a short walk from a range of amenities in Nettlestone, including a local convenience store, a highly reputable primary school, and bus route 8, which links the village to the towns of Ryde, Newport, and Sandown. Continuing on to the highly regarded coastal village of Seaview, there is a fantastic Edwardian promenade with beautiful views across the Solent, further sandy beaches, and the renowned Seaview Yacht Club. There are numerous opportunities for coastal cycling and walking in the area, as well as peaceful birdwatching at the nearby Hersey Nature Reserve. Seaview village offers a range of conveniences, including a community grocery shop, a popular coffee shop and gastropub, a pharmacy with a post office, and the celebrated Seaview Hotel Restaurant and Bar. The nearby towns of Ryde and Fishbourne provide regular car ferry services and high-speed foot passenger links for quick trips across the Solent to the mainland.

### **Welcome to 41 Horestone Drive**

Enjoying an enviable position at the end of Horestone Drive, the property benefits from a driveway leading to the garage and front of the house. The front door opens into the entrance hall.

### **Entrance Hall**

Fitted with neutral carpets that continue throughout most of the property, this space benefits from access to a large under-stairs cupboard and provides access to the ground-floor accommodation.

### **Living Room**

Flooded with natural light from the bow window to the front aspect, this spacious room offers ample space for the whole family and provides access to the conservatory. An attractive fireplace surround creates the perfect focal point for an electric feature fire, if desired.

### **Dining Room**

Offering versatility, this room could be utilised in a number of ways, including as a dining room, office, games room, or even a ground-floor bedroom. The room is finished with wood-effect flooring.

### **Kitchen**

Fitted with modern base, wall, and tall units, the kitchen offers plenty of storage and benefits from integrated appliances including a double oven, dishwasher, fridge freezer, and microwave. Wood-effect worktops incorporate a gas hob with an extractor fan above, along with a 1.5 sink and drainer. A window to the rear aspect provides views into the conservatory and garden beyond. A glazed door opens to the conservatory, while a partially glazed door leads into the utility room.

### **Utility Room**

Continuing the wall cabinetry from the kitchen, this practical space houses the gas combination boiler and provides under-counter space for two appliances. A door to the side leads out to the garden, while integral coir matting adds practicality. A sliding door opens into the ground-floor shower room.

### **Ground Floor Shower Room**

Equipped with a corner shower, corner WC, and vanity hand basin, this room features a characterful obscure-glazed porthole window. The space is finished with neutral floor and wall tiling and warmed by a chrome heated towel rail.

### **Conservatory**

Occupying the full width of the property, this fantastic conservatory provides additional versatile living space and enjoys lovely views over the garden. French doors open onto a large patio, and there is access to both the kitchen and living room. The space is heated by a radiator, allowing for year-round use.

### **First Floor Landing**

The carpeted stairwell leads to the first-floor landing, which provides access to the upper-floor accommodation. There is also access to the loft space and a large airing cupboard.

### **Bedroom One**

This double bedroom benefits from large fitted wardrobes and a window to the front aspect.

### **Bedroom Two**

Enjoying morning sunshine from the front-facing window, this double bedroom is neutrally finished.

### **Bedroom Three**

Benefiting from views over the rear garden, this double bedroom offers fitted storage.

### **Bedroom Four**

Continuing the neutral décor, this bedroom features fitted storage and a rear-facing window.

### **Family Bathroom**

Fully equipped with a large walk-in shower, separate bath, WC, and vanity hand basin, this spacious family bathroom features neutral floor and wall tiles and a large obscure-glazed rear window. The room is warmed by a chrome heated towel rail and finished with an illuminated mirror.

### **Garden**

To the rear of the property is a large paved patio, providing a fantastic spot for alfresco dining and overlooking the remainder of the garden, which is mostly laid to lawn. To one side of the patio, the terrace has been extended with decking that continues along the side of the house and down one side of the garden, requiring some maintenance, but providing further opportunity for entertaining space or re-landscaping. The garden is planted with a selection of shrubs and trees, creating privacy and encouraging wildlife, including the island's famous red squirrels. A side gate provides access to the driveway.

### **Garage/Workshop**

A double garage is located at the end of the driveway and provides substantial storage space, as well as potential parking for two vehicles. Fitted with power and lighting, the garage also features a loft space that could be used for storage or adapted into further accommodation, if desired. Attached to the rear of the garage is a useful workshop with a side access door.

### **Parking**

The property benefits from off-road parking for up to three vehicles, with potential to extend the driveway to one side if desired.



41 Horestone Drive presents a fantastic opportunity to acquire a spacious four-bedroom family home with excellent potential to personalise. A viewing is highly recommended with the sole agent, Susan Payne Property.

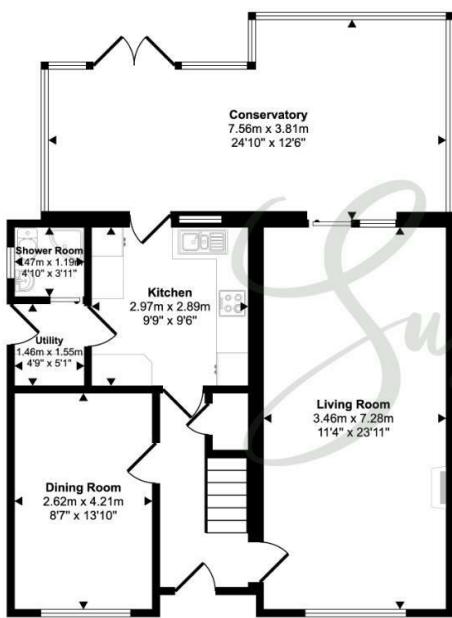
**Additional Details**

Tenure: Freehold |

Council Tax Band: E (approx. £2,963.18 pa - Isle of Wight Council 2025/2026) |

Services: Mains water, gas, drainage, and electricity

Approx Gross Internal Area  
177 sq m / 1905 sq ft

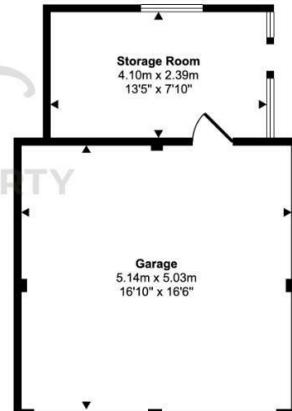


Ground Floor  
Approx 85 sq m / 918 sq ft

 Denotes head height below 1.5m

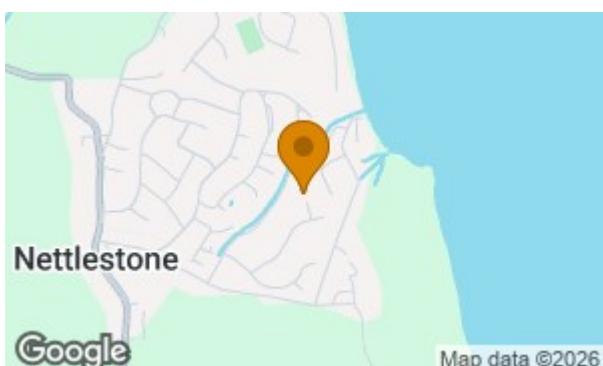


First Floor  
Approx 55 sq m / 597 sq ft



Garage  
Approx 36 sq m / 390 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) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

#### Agent Notes:

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