



La Mienne, 3 Princes Mead

Seaview Lane, Seaview, Isle of Wight PO34 5DG



£165,000
LEASEHOLD



A rare opportunity to acquire a beautiful apartment, set in an elevated position to enjoy captivating Solent views from both the living room and from the generously sized private garden – and located just a short stroll from the village.

- Well-priced apartment in sought-after Seaview
- Solent views from the sitting room and from the garden
- Social layout with a semi-open-plan sitting room and kitchen
- Well-presented bathroom with plantation shutters
- Long leasehold (900 years from 1973)
- First-floor position within a charming Edwardian residence
- Exceptional private garden - unusually generous for an apartment
- Two bedrooms: a well-proportioned double and a single
- Communal parking, a private shed and residents' drying area
- Walking distance to village, beaches and yacht club

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

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Set within a handsome Edwardian villa of real character, La Mienne occupies an elevated position delivering breathtaking panoramic Solent views - enjoyed from both the generous bay-windowed sitting room and the exceptional private garden, a feature almost unheard of in apartment ownership. Well maintained and offered in good decorative order, the apartment is equally suited to year-round living, a second home, or a coastal retreat. The building is immaculately kept, the service charge a modest £100 per month, pets are welcome, and the long lease affords complete peace of mind.

Seaview is one of the Island's most cherished addresses, celebrated for sailing, its Edwardian promenade and glorious Solent outlook. The renowned Seaview Yacht Club, the charm of Springvale beach, and the calm waters of Seagrove Bay are all an easy walk away, as is the hidden gem of Priory Bay, sheltered by National Trust woodland. La Mienne sits in a quiet but convenient pocket - village amenities including a grocery shop, coffee shop, gastropub, pharmacy, post office, and the acclaimed Seaview Hotel Restaurant and Bar are all close at hand. Ryde and Fishbourne offer ferry links to the mainland, and the Southern Vectis bus connects with Ryde, Bembridge, Sandown, and Newport.

Welcome to La Mienne

A gravel driveway sweeps between well-kept mature hedgerows, the timber-framed and red-brick Edwardian facade rising dramatically against the sky. A covered entrance porch with terracotta tiles leads to the shared hall, where a carpeted staircase with elegant white-painted balusters rises to the first floor - and a timber door bearing the name 'La Mienne' provides a welcoming entrance.

Entrance Hall

A welcoming private hallway with wood-effect flooring, built-in storage, and doors to all principal rooms.

Sitting Room

A sweeping curved bay of large double-glazed windows frames a stunning Solent outlook - the Hampshire mainland clearly visible on a fine day. Beautifully proportioned with deep cornicing, the room connects to the kitchen via a wide internal serving hatch, adding a sociable quality without compromising its character.

Kitchen

The well-presented kitchen comprises Shaker-style white cabinetry, dark contrasting worktops, a stainless steel extractor, and an integrated oven and hob. There is also space and plumbing for a washing machine and fridge/freezer.

Bedroom One

A generous dual-aspect double bedroom with half-height plantation shutters, ample space for freestanding furniture, and pleasing original cornicing.

Bedroom Two

A neat single bedroom with plantation shutters - ideal as a guest room, study, or occasional bedroom.

Bathroom

Fully tiled in warm stone-effect with a panelled bath and overhead shower, vanity wash basin with illuminated mirror, low-level WC, plantation shutters, and an airing cupboard housing the immersion tank.

Garden and Outside

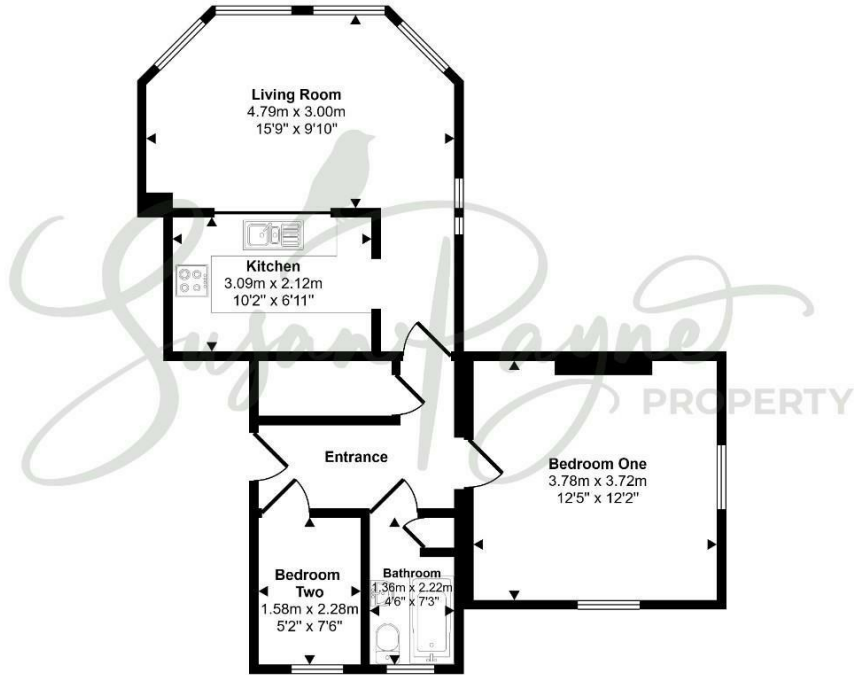
The private garden sets La Mienne apart. Substantial and well established, laid to lawn with mature hedging, hydrangeas, roses, and colourful planting beds, it enjoys its own view of the sea - a remarkable backdrop for al fresco dining or a quiet morning coffee. Seating areas, a private shed, and a communal residents' drying area complete the picture, with communal parking within the well-tended grounds.

Additional Details

Tenure: Leasehold | Lease Term: 900 Years from 1973 | Service Charge: £100 per month (£1,200 per annum) | Pets: Permitted (subject to not causing a nuisance) | Holiday Letting: Not permitted | Council Tax Band: B (Approx £1968.67 for 2026/27) | Services: Mains water, electricity and drainage



Approx Gross Internal Area
53 sq m / 574 sq ft



Floorplan

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			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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