

HAYES

P R O P E R T Y

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HAYES PROPERTY DEVELOPERS LTD

are delighted to be building the row of 3 town houses in Seafield Road, right in the heart of Seaview Village, here on the Isle of Wight. Affording views across the Solent, these 3 storey, 4 bedroom properties will be built to the usual exacting standards that Hayes Property Developers are known for. Designed to be low maintenance, with low running costs, incorporating under floor heating, solar technology, low energy soft light L.E.D. downlighting throughout and high end finishes from the likes of Villeroy and Boch, Hansgrohe and Porcelanosa, these houses will be just as perfect for holiday use as they will be for the full time owner.



Location, location....
 Seaview is a lovely picturesque village on the North East shore of the Isle of Wight. With beautiful relaxing beaches, fantastic sailing, cosy pubs and top class restaurants it is hard to find a better place to own a home on the Island. The newly built houses are stone's throw away from the Seaview Yacht Club, beach and seafront, and a short stroll to the cafes, gallery and village shops.

ACCOMMODATION

Accommodation and Specification

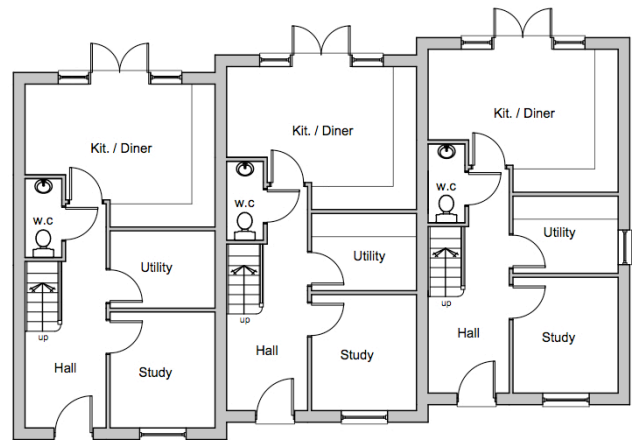
GROUND FLOOR

Entering through the front door fitted with Philip Watts Design Stainless Steel Porthole into the hall way, porcelain tiles throughout, with stairs up to the first floor and rooms off to

STUDY/BEDROOM 4 (3.0m x 2.7m or 10'0 x 8'10)
underfloor heating controlled by programmable electronic stat.

UTILITY (2.0m x 2.7m or 6'6 x 8'10) - underfloor heating, cupboard housing the 'megaflo' type stainless hot water cylinder providing mains pressure hot water through out the house. Storage cupboards and wall units, washing sink and space for washing machine and dryer.

W/C under-stairs w/c with Duravit Stark 3 sanitary ware, wash hand basin and underfloor heating.



KITCHEN/DINING (4.9m x 3.9m or 16'0 x 12'8 max).

High-End Nolte Kitchen, with Neff oven, and Neff Electric Hob, Neff Extraction and integrated Neff Dishwasher.

Silestone or Corian work surfaces.

Double opening french doors with additional side glazing lead to the outside decked area for those summer's evening Al-fresco dining and entertaining.

Underfloor heating, again with electronic programmable stat.

FIRST FLOOR

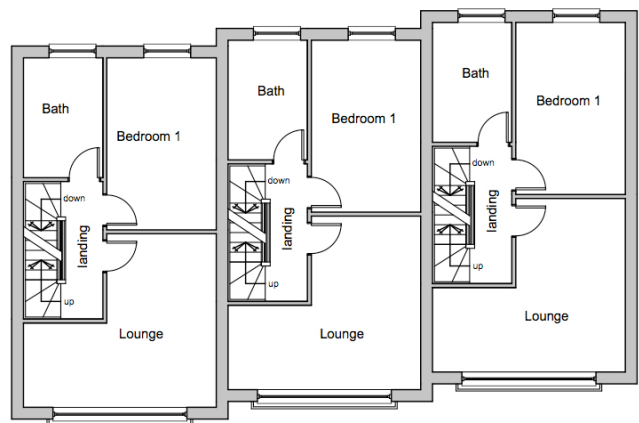
Arriving at the top of the oak treaded stairs onto the first floor hallway with Kahrs oak flooring, the stairs continue up to second floor and doors leading to

BEDROOM 1 (4.4m x 2.7m or 14'4 x 8'10) Carpeted

BATHROOM (3.1m x 2.1m or 10'0 x 6'9) with Duravit sanitary ware, Hansgrohe taps and mixing valves, Porcelanosa floor and wall tiles and Porcelanosa double ended bath.

LIVING ROOM (4.9m x 4.6m or 16'0 x 15'0 max)

Kahrs oak flooring. Aluminium sliding doors with hand crafted, polished marine grade stainless steel juliet balcony affording sea views over the Solent.



ACCOMMODATION

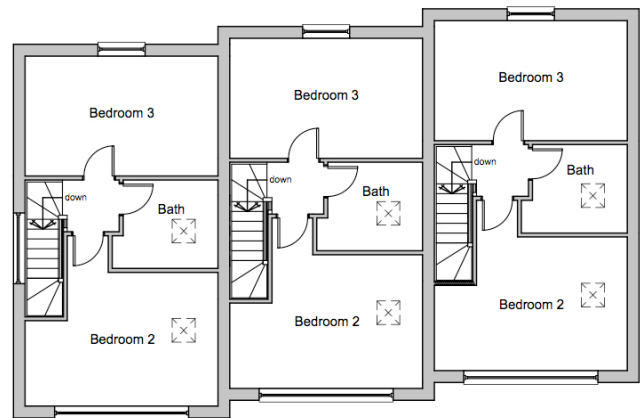
Accommodation and Specification cont..

SECOND FLOOR

Arriving at the 2nd floor hallway with a large window over the stairs allowing light to flood in. Carpeted stairs and hallway leading to 2 more bedrooms both carpeted.

BEDROOM 3 at the rear (4.9m x 3.1m or 16'0 x 10'0) with vaulted ceiling and tracked down lighters.

BEDROOM 2 (4.9m x 3.4m or 16'0 x 11'2) Huge picture window with low level cill, and self cleaning exterior glass this room has lovely views over the Solent and towards the Spinnaker Tower. A Velux roof window affords more light and ventilation.



BATHROOM (2.4m x 2.2m or 7'9 x 7'3)

Designed as a wetroom with Villeroy and Boch washbasin and Amazuke CounterTop with Hansgrohe Tap, walk-in Hansgrohe shower, thermostatically controlled underfloor heating, Porcelanosa floor and wall tiles.

A Velux window affords light and ventilation.

Outside Spaces

Our choice of materials has been made to reduce the amount of time spent on maintenance, repair and gardening leaving you more time to spend on the beach and sailing.

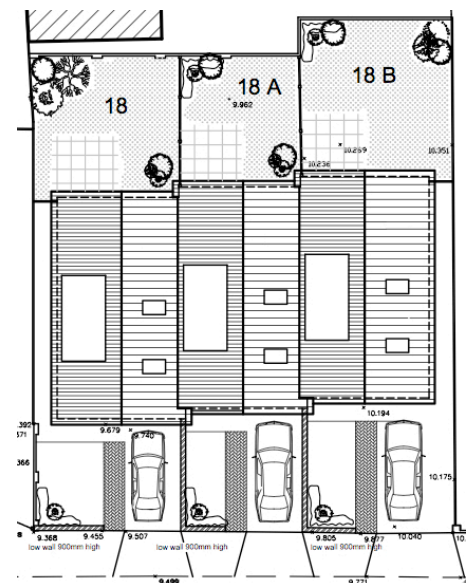
The outside ground floor walls will be rendered with a white, silicone based, pigment-fast 'K-Rend' which doesn't require painting. The cladding to the first and second floor has been hand painted with a unique Farrow and Ball exterior paint called Hayes Gray and should provide a minimum of 10 years before a simple re-coat is required.

The Juliet Balcony, bespoke to these properties, is marine grade polished stainless steel, hand crafted by an engineer who fabricates stainless steel for high end luxury yachts.

To the front of the property there will be space for parking a car or boat, laid with Silver Haze block paviour stones and a small privacy wall separating the pavement and neighbouring property. A dropped kerb will also give the premium of an additional parking space in the road.

The rear decked courtyard, which, during the day, is a perfect sun trap and lends itself to an outside shower for those sun loving people wishing to shower off the suncream after sun bathing before going inside.

The properties enjoy mains gas fired central heating via a Valiant boiler. The underfloor heating operates at a low temperature and is therefore very economical to run. The properties are so well insulated anticipated heating bills will be minimal. Electricity use is subsidised by Solar Panels mounted on the roof at the rear of the properties. Any unused excess power is fed back into the National Grid.



SALES PRICES

Currently under construction with anticipated completion for late 2012, we anticipate the quality and location of these properties will generate high interest. Although not yet being marketed, offers in the region of the asking price will secure the property pre-release.

PLOT 1 £595,000

PLOT 2 £589,000

PLOT 3 £595,000

Plots number from left to right looking from Seafield Road

For further enquiries you can contact us at

info@hayesdevelopments.com or call Paul Hayes on 07976 952757



Please note - All descriptions are subject to change