



14 Brookside Close, Freshwater, Isle of Wight, PO40 9FF

**Guide Price £152,000**





Well maintained two bedroom ground floor apartment with parking, just a very short walk of all Freshwater village amenities.

#### 14 Brookside Close

This ground floor apartment offers two bedrooms, a kitchen, comfortable sitting room and bathroom. With recent upgrades including a new boiler, the apartment promises modern comfort and convenience. Residents also benefit from gas central heating and access to communal gardens.

Access to the apartment is via communal doors from either the parking area or Queens Road and private door to 14 Brookside opening to a spacious hallway with doors off to all rooms.

Kitchen: Matching range of wall and base units with work surface over. Inset sink below double glazed window overlooking gardens and parking area. Gas hob. Fan assisted oven. Space for fridge freezer; space & plumbing for washing machine. Wall mounted boiler (year old). Space for breakfast table.

Bathroom: Fitted white suite comprising a panelled bath with shower over, low level W.C & pedestal wash hand basin. Double glazed window .

Sitting room: Good sized sitting room with a double glazed window overlooking the lovely chestnut tree on Queens Road. Radiator. TV & phone points.

Bedroom: Double room with double glazed window overlooking Queens Road. Radiator.

Bedroom: Double room with double glazed window overlooking the gardens.



Situated just a short walk from shops, the healthcare centre, cafes, and restaurants, this apartment offers easy access to essential amenities and leisure activities. A short drive will take you to the fabulous local beaches and the historic harbour town of Yarmouth, with its mainland ferry connection. With its recent upgrades, gas central heating, and access to communal gardens, this apartment presents an excellent opportunity for both homeowners and investors alike.

#### [Freshwater Bay](#)

Freshwater Bay is one of the most picturesque beaches in West Wight and lies just to the south of the village of Freshwater. Set within a designated area of outstanding natural beauty and surrounded by Downs offering spectacular views and walks, it's easy to see why Tennyson made Farringford and Freshwater Bay his home!

Within the bay there is a family run store (Orchard's, open since 1865!), a charming thatched church, the fabulous Piano Cafe which is open throughout the season and the awesome woodfired pizza van visits the Bay every week throughout the majority of the year.

#### [Further Information](#)

Council Tax Band: B

EPC: C

Lease: 107 years remaining

Ground Rent: £100 p/a

Maintenance: £732 p/a

Gas central heating

Double glazed throughout





### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

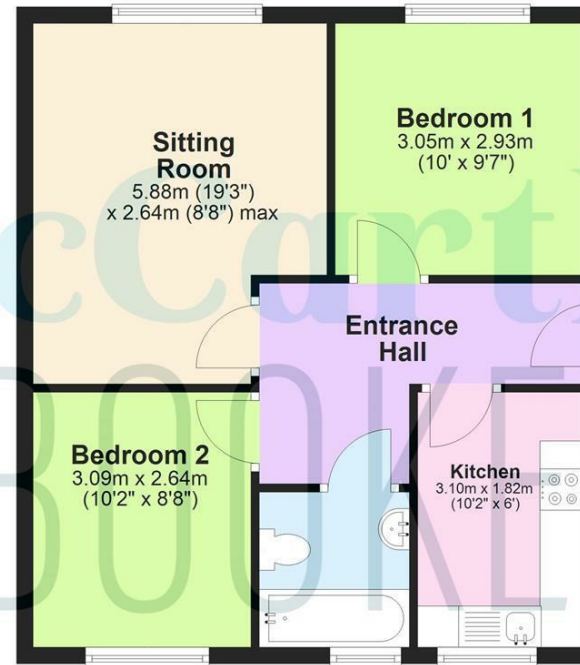
### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

## Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



Total area: approx. 53.6 sq. metres (576.9 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanUp.

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