



**8 Victoria Court**  
**Totland Bay, Isle of Wight**

**spence  
willard**



# 8 Victoria Court, Totland Bay, Isle of Wight PO39 0FD

**An immaculate ground floor, three bedroom apartment offering unrivalled panoramic sea views across The Solent, Christchurch Bay & The Needles, together with a southerly outlook to the side towards Tennyson Down.**

The property is pleasantly tucked away in a coastal location at the end of a private road and is within a mile of the shops, services and amenities of Freshwater and Totland. A short walk are the beaches of Totland and Colwell Bay. Also within a ten minute drive is the historic harbour town of Yarmouth with its excellent sailing facilities, range of pubs and restaurants and the mainland ferry terminal. Making this apartment ideally suited as either a permanent or second home.

In addition there are two bathrooms, a very useful separate utility room and a large bright and sunny sitting/dining/kitchen room benefitting from south and westerly aspects with direct access out to a private patio terrace. Other features include gas central heating, double glazing, security entry system, allocated covered parking, a lift to all floors, large communal grounds and a share of the Freehold.

**COMMUNAL ENTRANCE HALL** A spacious entrance area with a security entry system and stairs and lift to all floors. There is a separate lobby area off the communal hall providing access to the apartment.

**ENTRANCE HALL** A spacious entrance area with oak topped flooring, security entry phone, radiator and a useful built in double cupboard housing the hot water cylinder.

**SITTING/DINING ROOM/KITCHEN** 29' 3" x 22' 0" Narrowing to 20' 11" (8.92m x 6.71m) A fabulous west facing room with doors leading out to a private patio terrace with uninterrupted panoramic sea and coastal views from the edge of The Needles across the mainland coastline to Hurst Castle. The kitchen is very well fitted with a high quality range of modern wall and base cupboards and drawers. Built in appliances comprising Neff electric 'CircoTherm' double oven and gas hob, cooker hood and an integrated fridge/freezer and dishwasher.

**UTILITY ROOM** with fitted work surface incorporating an inset sink and tiled splash back.

**MASTER BEDROOM** 20' 11" x Narrowing to 19' 4" x 10' 4" (6.38m x 3.15m) With door and full height window to the side, leading out to an east facing balcony taking full advantage of the morning sun.

**EN-SUITE BATHROOM** A large room, with white suite comprising low level WC and pedestal wash basin. Tiled and screened shower cubicle.

**BEDROOM 2** 17' 7" x 9' 7" (5.36m x 2.92m) With door and full height window to the side, leading out to a private balcony enjoying an easterly aspect.

**BEDROOM 3** 12' 0" x 8' 10" (3.66m x 2.69m) With door and full height window to the side, leading out to an east facing balcony.

**BATHROOM** With bath suite comprising low level WC, pedestal wash basin and a panelled bath with full shower over and a screen to the side. Fully tiled walls, tiled floor, shaver point, inset spot lighting.

**OUTSIDE** In addition to the balconies on the eastern side of the apartment, there is a spacious paved patio terrace at the rear which enjoys a westerly aspect and takes full advantage of the stunning and far reaching sea and coastal panorama including the glorious sunsets, for which Totland Bay is renowned. The Needles light house can be seen and long range views over Christchurch Bay and Hurst Castle can also be enjoyed.

To the front of Victoria Court are well maintained landscaped gardens with a communal car parking area where there is an allocated covered parking space and additional visitor parking.

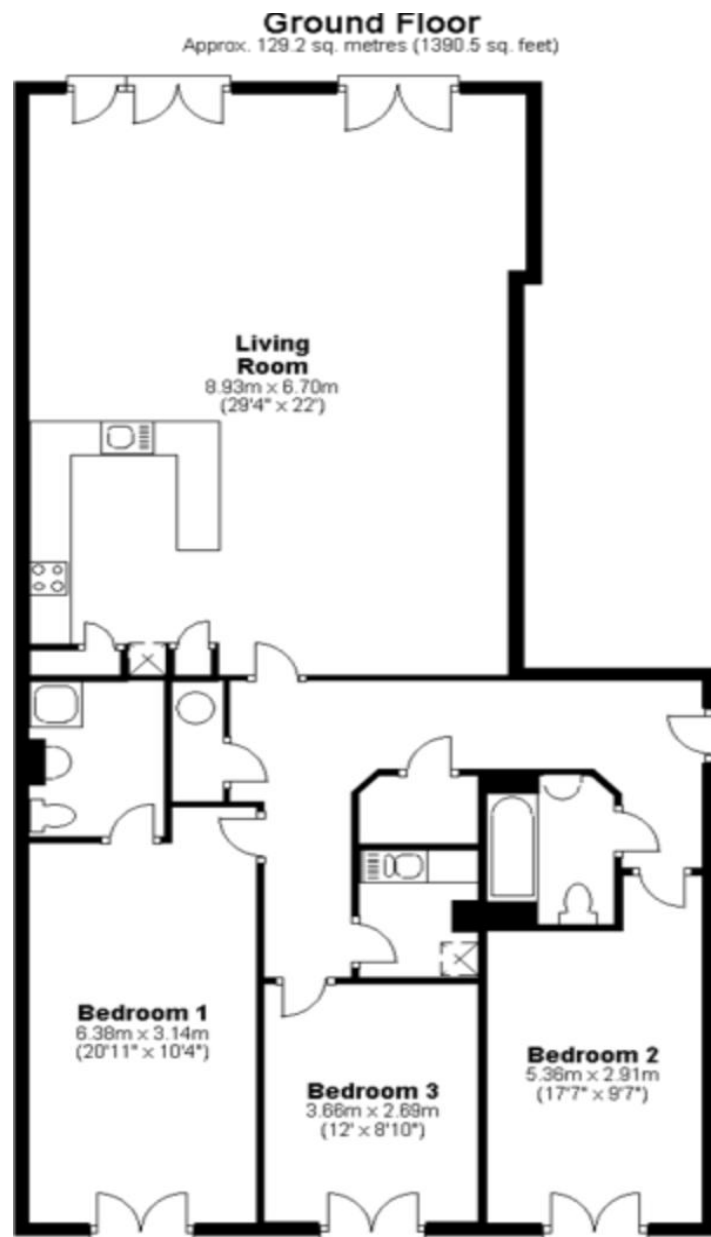
To the side is a gravelled pathway with gated access leading to the west facing communal lawns at the rear from which the extensive sea and coastal views can be enjoyed.

**COUNCIL TAX** Band E

**EPC RATING** B

**VIEWING** Strictly by prior appointment with the sole selling agents, Spence Willard

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