

Susan Payne PROPERTY
PROUDLY PRESENT FOR SALE



Tides Reach

Bay Road, Freshwater Bay, Isle of Wight PO40 9QS



£650,000
FREEHOLD



Situated in a tranquil position close to Freshwater Bay, this fabulous detached bungalow is light and bright throughout, with spacious accommodation, a garage and driveway parking plus generous gardens front and rear.

- Detached bungalow in highly sought-after area
- Double-glazed windows and gas central heating
- Driveway parking for multiple vehicles and a garage
- Flowing layout and fresh, neutral décor throughout
- Moments from stunning beaches and coastline
- Three double bedrooms and two bathrooms
- Expansive, secluded gardens with mature planting
- Immaculately presented and very well maintained
- Convenient location close to amenities and ferry links
- Offered for sale chain-free and ready to move into

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

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Originally constructed in the 1970s and completely upgraded in 2009, Tides Reach is beautifully presented and has been well-maintained throughout. The property benefits from a flowing floorplan and generous room sizes, which are complemented with fresh neutral décor and an abundance of glazing which makes the most of the surroundings and connects inside and outside spaces. Providing a fantastic blank canvas, Tides Reach offers a wonderful opportunity for a new owner to style to suit requirements and is offered for sale chain-free. Accommodation comprises a welcoming entrance hall, large lounge/diner with bifold doors to the garden, a kitchen/breakfast room with French doors, three double bedrooms, one of which has an ensuite wet-room, and a family bathroom, plus there is a large loft space and a garage.

The property is perfectly located in a picturesque setting, just a short walk from the stunning Freshwater Bay beach and a variety of the village's cafes and restaurants. The bay is renowned for its unique geology and coastal rock formations, including the famous 'Stag' and 'Mermaid' rocks, and the beach is primarily pebbled, with chalk deposits from the surrounding cliffs. The village offers a range of established shops, a supermarket, and a charming Edwardian church, making it an ideal spot for various outdoor activities. From Tides Reach, you can easily access miles of footpaths and bridleways that wind through 'Areas of Outstanding Natural Beauty,' offering peaceful walks, horse riding, and mountain biking opportunities across the West Wight. Travel links to the mainland are conveniently located just a 10-minute drive away in Yarmouth, where a 45-minute ferry ride connects to Lymington.

Welcome to Tides Reach

From popular Bay Road, tucked away behind a mature hedge which enhances privacy, a driveway leads through the well-established front garden and up to the characterful Island stone façade of Tides Reach. A decked terrace provides an outside seating area and a storm porch creates a welcoming entrance, covering a composite front door which leads into the entrance hall.

Entrance Hall

19'11" x 6'9" max (6.08m x 2.08m max)

Fresh white décor and attractive stripped pine floors combine in the entrance hall to create a light, bright ambience that flows throughout the property. Two double cupboards provide plenty of storage and neatly conceal a Vaillant combi boiler. Smart white panel doors lead to the lounge/diner, the kitchen/breakfast room, to all three bedrooms and to the family bathroom.

Lounge/Diner

22'1" x 11'11" (6.74m x 3.64m)

Spacious and light, the lounge diner has twin-aspect glazing, with a large window looking over the front garden and fabulous bi-fold doors leading out onto the rear garden. The white décor and stripped pine floors continue, and there is a fitted media shelf and high-level aerial and power sockets for a wall-mounted TV.

Kitchen/Breakfast Room

15'10" max x 12'11" (4.84m max x 3.94m)

Another light and bright space, with plenty of room for a breakfast or dining table to one side, with fitted cupboards and French doors and a window looking over the rear garden. The kitchen comprises a mix of base and wall cabinets, with cream doors complemented with wood-laminate worktops, natural tile splashbacks and a neutrally tiled floor. Integrated appliances include an oven and grill, a gas hob and an extractor hood, and there is an inset sink and drainer with a mixer tap plus space for a fridge-freezer, washing machine and dishwasher.

Bedroom One

11'10" x 9'8" (3.63m x 2.97m)

The primary bedroom is a good size, with white walls and a neutral carpet, and has a window providing a lovely view over the rear garden. A hatch provides access to a large loft space, and a sliding door leads to the ensuite.



Ensuite

The ensuite wet-room is fully tiled in a neutral tone and has a window to the side aspect with patterned glass for privacy. To one end is a spacious shower complete with a rainfall head, and there is a compact floating basin with a contemporary mixer tap, a matching low-level WC and a heated chrome towel rail.

Bedroom Two

11'8" x 11'1" max (3.57m x 3.40m max)

A window to the front aspect catches the morning sun and fills bedroom two with light. A built-in triple wardrobe has cupboards over and provides plenty of storage, and the room is presented with white décor and a neutral carpet.

Bedroom Three

11'7" x 11'1" max (3.55m x 3.40m max)

Another well-proportioned bedroom, with a window to the front aspect, neutral décor and a large fitted wardrobe with sliding mirrored doors.

Bathroom

7'10" x 6'3" (2.40m x 1.92m)

The family bathroom is a generous size, with a window with patterned glass for privacy, neutral floor and wall tiles throughout and a heated chrome towel rail. A white suite comprises a full-size bath with a mixer tap and a shower over, a low-level WC and a natural wood vanity unit with a countertop basin, mixer tap and a shelf and illuminated mirror over.

Outside - Front

The long driveway provides plenty of private parking and leads through the well-established front garden, which is mainly laid to lawn, with mature shrubs and beautiful mature trees. The garden is enclosed with fencing, and also features a sundeck, and paths to either side connect to the rear garden.

Garage

17'7" x 8'2" (5.37m x 2.50m)

The single garage is a useful space, and features a modern up-and-over door, lights and sockets, and has a window and door to the rear.

Outside - Rear

A stunning, large sundeck spans the rear elevation, creating a social outside eating or dining area, and leads on to an expansive lawn which is surrounded by enchanting mature trees and planted borders that enhance privacy.

Tides Reach presents a unique opportunity to purchase a beautifully presented bungalow, set in a generous plot in an extremely desirable coastal location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: E (Approx £3,000.56 for 2024/25)

Services: Mains water, gas, electricity and drainage

Unadopted Road: Residents contribute to the upkeep of Bay Road, approximately £60 annually




GROUND FLOOR
 1219 sq.ft. (113.3 sq.m.) approx.




TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #a6d854; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #84c639; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #f1e054; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #f9c24c; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #e06666; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #c0392b; border: 1px solid black;"></div> </div>
(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			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #a6d854; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #84c639; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #f1e054; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #f9c24c; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #e06666; border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: #c0392b; border: 1px solid black;"></div> </div>
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Agent Notes:

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