

# 1 Hardy Villas

Whitecroft Park, Gatcombe, Isle of Wight PO30 3FE

**£267,000**  
LEASEHOLD



This beautiful two-bedroom two-bathroom ground floor apartment forms part of stunning Victorian conversion and benefits from a private terrace and allocated parking. Chain free.

- Spacious, converted ground floor apartment
- Tranquil parkland setting surrounded by nature
- Generous living space with a light, bright ambience
- Two allocated parking bays just outside the front door
- High ceilings and double-glazed sash windows
- Finished to a high specification throughout
- Two double-bedrooms with built-in wardrobes
- Contemporary kitchen with integrated appliances
- Southeast facing, private outside terrace
- Amenities of Carisbrooke & Newport town centre nearby

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

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Nestled in the heart of the Island's rural landscape, 1 Hardy Villas is a beautifully finished apartment that blends contemporary style with the building's historic charm and character. High ceilings and tall, double-glazed sash windows create an impressive sense of space and light throughout, while a neutral colour palette and quality flooring offer a perfect blank canvas for a new owner to style to suit their requirements. Accommodation comprises a welcoming entrance hall, a large living area, beautiful kitchen, two double bedrooms, one of which has an ensuite shower room and a family bathroom. The rear patio that is accessed via the lounge could subject to negotiations be extended, to increase the amount of private space outside. The current owner is looking into this as we are led to believe a neighbouring property has recently done this.

This well-maintained, gated development features a mix of elegant Victorian conversions and new-build homes, all set within expansive green spaces and woodland. The peaceful, rural surroundings provide residents with exclusive outdoor areas, ideal for enjoying the idyllic countryside. Hardy Villas also offers excellent convenience, with the shops, cafes, and eateries of Newport town centre just a short drive away. The Island's ferry links to the mainland are easily accessible, with Fishbourne and East Cowes providing regular travel to Portsmouth and Southampton. The Cowes to Southampton catamaran foot passenger service is just 7.9 miles away. A nearby bus stop, served by the Southern Vectis number 6, connects easily to the wider Island bus network.

### **Welcome to 1 Hardy Villas**

This charming ground-floor apartment offers a private entrance and is surrounded by a wraparound flower bed.

#### **Entrance Hall**

*extending to 16'9" (extending to 5.11m)*

The welcoming hall features a deep double-glazed sash window, taupe carpet, and ample storage, including a cupboard housing the boiler and water tank. It provides access to the family bathroom, two double bedrooms, and the open-plan living area.

#### **Living Area**

*24'5 x 16' (7.44m x 4.88m)*

This bright and airy open-plan space is perfect for both relaxation and dining. With windows on all sides, natural light floods the room. A partially glazed door opens to a private patio terrace. Four radiators, TV point, and pendant lighting add to the room's comfort and versatility.

#### **Kitchen**

*9'10 x 6'8 (3.00m x 2.03m)*

Fitted with neutral cream cabinetry, new, dark sparkling countertops, and gloss-white tile splashbacks, the kitchen is both functional and stylish. Integrated appliances include a fridge/freezer, dishwasher, and washing machine. The kitchen also features an electric oven, gas hob, a stainless-steel cooker hood and a recently upgraded sink and mixer tap.

#### **Bedroom One**

*13'7 x 12'7 (4.14m x 3.84m)*

This spacious double bedroom is filled with natural light from two sash windows. It offers a built-in wardrobe with mirrored sliding doors and an en-suite shower room. The room is also equipped with an internet point and a radiator.

#### **Ensuite Shower Room**

The en-suite includes a walk-in shower with chrome fittings, a modern hand basin, and a dual-flush WC. The room is finished with neutral tiles, recessed lighting, a heated towel rail, and a shaver socket.

**Bedroom Two**

13'8 x 8'1 (4.17m x 2.46m)

This light-filled double bedroom includes a built-in wardrobe with mirrored doors and a radiator. It shares the same stylish décor as the rest of the apartment.

**Family Bathroom**

This sleek, modern bathroom features neutral tiling, a dual-flush WC, a wall-mounted hand basin, and a bath with a shower overhead. Recessed ceiling lights, a heated towel rail, and a shaver socket complete the space.

**Outside**

The southeast-facing paved terrace offers a peaceful spot to relax and enjoy views of the surrounding parkland and countryside. Ideal for outdoor dining, it can be customized with plants and decorative touches.

**Parking**

The apartment comes with two allocated parking spaces, plus visitor parking at the entrance to the development.

**Additional Details**

Tenure: Leasehold Lease Terms: 125 years from 29.09.2012

Ground Rent: £250/year

Building Service Charges: £2580/year

Council Tax Band: D

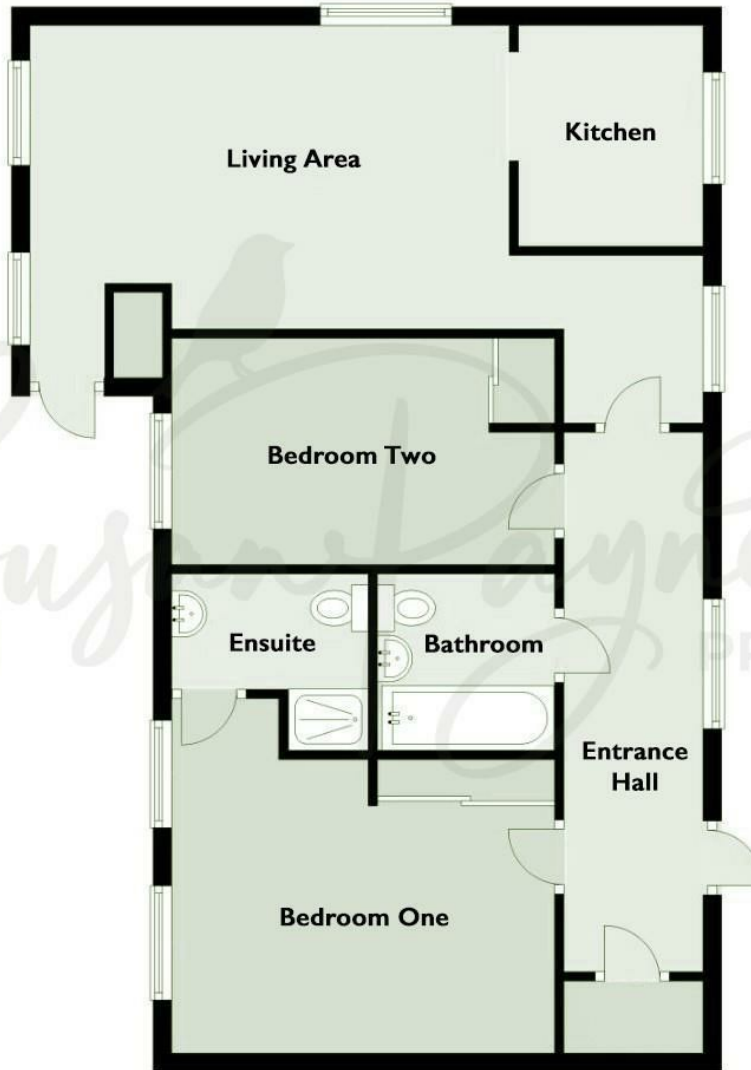
Services: LPG Gas heating, electricity, mains water and drainage

Beautifully presented throughout, this property offers a fantastic opportunity to acquire a modern home with period character, set in a desirable, tranquil location. An early viewing is highly recommended with the sole agent Susan Payne Property.

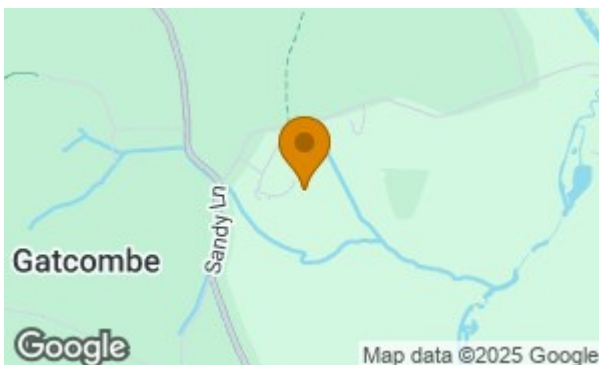




## GROUND FLOOR



Floorplan for illustrative purposes only and may not be to scale



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Agent Notes:

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