



**Asking Price £175,000**

1, Island View Chalets Fort Warden Road, Totland Bay, PO39 0DA



**CHAIN FREE! 2 Bed HOLIDAY CHALET with allocated PARKING space and GARDEN! This modern and airy property makes an ideal INVESTMENT for a holiday let and your very own Island retreat. Located on a popular site close to the beach the chalet benefits from spacious open plan living space, a modern bathroom and kitchen and two good sized bedrooms. Further benefits include a private rear garden and your very own HOT TUB. Don't miss out Call "Wright Estate Agents" for more information.**

**Island View Chalets are located on "The Bay Colwell" which are part of "Away Resorts" which grants you the use of the communal coffee house, soft play and indoor swimming pool. "Away Resorts" also offer a sub letting service for those looking to make an income in which they shall assist with all your letting needs. Colwell Bay itself is a popular West Wight beach perfect for family days out, there are amenities such as public toilets, a shop and a beach side café and bar, this is also the renowned "The Hut" restaurant looking across the bay.**

**Multiple coastal and county side walks are also on your door step, whether you explore West to Heddon Warren & the Needles or East towards the historic town of Yarmouth with its cross Solent ferry links the choice is yours! Freshwater village centre is within an approximate 2 miles where a whole host of locally run shops and business are available including cafes and eateries.**

**Front Door To**

**Hallway**

Doors off, radiator.

**Bathroom**

6'11 x 5'10

Double glazed obscure window to front, walk in shower with mains shower attachment and shower curtain on rail, hand wash basin, close coupled w.c, access to loft, heated towel rail.

**Bedroom 1**

11'09 x 8'02

Double glazed window to side, built in wardrobe, radiator.

**Bedroom 2**

9'9 x 7'7

Double glazed window to side, radiator.

**Living Space**

16'10 x 11'11

Double glazed windows & patio doors to side accessing decking, radiator.

**Kitchen**

9'05 x 5'11

Double glazed window to front, range of wall and floor mounted units with work surface over, 1 1/2 stainless steel sink unit with mixer tap over, integrated oven with gas hob and extractor over, integrated eye level microwave, integrated fridge freezer, integrated dishwasher, integrated washing machine, wall mounted gas combination boiler enclosed in unit.

**Outside**

There is surrounding garden space for the chalet to it's front and sides which is mostly lawn and flat which provides a private space to relax and enjoy the sun. there is a decking area to the properties left side which is accessed from the lounge patio doors, this space is bordered by a red brick wall and hedging. there is a further gravel area separated from the front lawn by a picket fencing and a gate which houses the private hot tub.

**Services**

Unconfirmed mains drains, water, electric gas and telephone line.

**Tenure**

Leasehold - please contact our office for further information.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.




GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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			90
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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 estate agency