



**£460,000**

Ashcroft, Upper Lane, Brighstone, Newport, PO30 4AT





**This CHAIN FREE property presents a great opportunity for its new owner to modernise and style to their own tastes. Set in an elevated position with an outlook over Brighstone village (with some sea glimpses) this detached bungalow is ideally located on the outskirts of the village whilst still being within reach of the village centre. The property has spacious accommodation throughout with a modern kitchen and bathroom, 3 bedrooms, sizeable lounge diner and a utility room. The internal space feels both warm and cosy whilst also being light and airy, and there's plenty of potential for further adaption. We feel this bungalow would make a perfect forever home for those who want to retreat to an idyllic village.**

**The property is located in Brighstone village, a well sought after location that has a rural aesthetic and a warm community feel. The village centre hosts a pub, church, primary school, library, salon, convenience store, and grocers. For those who love walks and the countryside there are plenty of country tracks and footpaths spread throughout the local area, whether it's along the coast line towards one of the many bays along the "back of the Wight" or uphill on top of the downs where extensive views can be captured, Brighstone is a walkers paradise.**

**The nearby village of Freshwater is also host to a number of amenities including a health and leisure centre, dentist and vet. There are also further bus links connecting to the Island's main town of Newport where numerous shops and services are on offer.**



#### Obscure Double Glazed Front Door To

#### Lobby

Obscure double glazed window to front, obscure double glazed window to side, door to:

#### Hallway

Access to loft; loft ladder, part boarded, light. Doors off, built in shelves, built in cupboard, radiator.

#### Lounge Diner

28'01 x 12'04

Double glazed conservatory to front, serving hatch to kitchen, x 3 shelf units, electric fireplace, radiator.

#### Bedroom 1

12'09 x 9'11

Double glazed window to rear, built in wardrobe, built in shelving, radiator.

#### Bedroom 2

11'10 x 7'11

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

#### Bedroom 3/Study

6'11 x 6'11

Double glazed window to front, shelving, built in cupboard, radiator.

#### Bathroom

7'05 x 6'07

Double glazed window to rear, low level WC, hand wash basin with mixer tap and vanity unit, panel bath with mixer tap and shower attachment, heated towel rail, radiator.

#### Kitchen

11'05 x 8'11

Double glazed window to rear, range of wall and floor mounted units with work surface over, stainless steel sink unit with mixer tap, mid level oven, electric hob with extractor over, serving hatch to lounge, built in fridge, built in freezer, built in dish washer, under cabinet lights, built in airing cupboard housing water tank with fitted immersion heater for hot water, radiator, door to:

#### Utility

8'11 x 3'08

L shaped, step down, units with work surface, space for washing machine, space for dryer, shelving, internal door to garage, external door to rear accessing garden, door to:

#### WC

4'05 x 2'10

Double glazed obscure window to rear, low level WC, hand wash basin with hot and cold tap, radiator.

#### Garage

18'06 x 8'11

Up and over door, power and light, wall mounted oil boiler for heating.

#### Parking

There is driveway parking to the front of the property for multiple vehicles.

#### Outside

To the front of the property is a sizeable garden, mostly laid to lawn with a number of flower beds homing a range of mature plants and shrubs. To both the left and right boundary is hedging and there is access around either side of the property with the oil tank being located along the right hand side of the property.

To the rear of the property is a further generous garden space mostly laid to lawn however a patio is in situ nearer the property's rear wall. There is a timber potting shed and a range of mature trees, shrubs and plants along the garden's borders and around the lawn area. there is a slight incline towards the rear boundary. To the left and right boundary is hedging, to the rear is a chain link fence. The property backs on to agricultural fields and has views up towards the downs.

#### Council Tax

Band D - Please contact the Isle of Wight County Council for more information.

#### Tenure & Charges

Freehold

#### Services

Unconfirmed mains drainage, mains water, mains electric.

Oil heating with tank.

Broadband Delivery: Copper ADSL (Wired)

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 16Mbps UL 1Mbps / Superfast DL 49Mbps UL 8Mbps / Ultrafast DL 900Mbps UL 900Mbps


Mobile Signal/Coverage: EE (likely) , Three (likely) , O2 (likely) , Vodafone (likely).

All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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 is given 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>33</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

**wright**  
 estate agency