

eastcoves@wright-iw.co.uk

wright
estate agency



£164,995

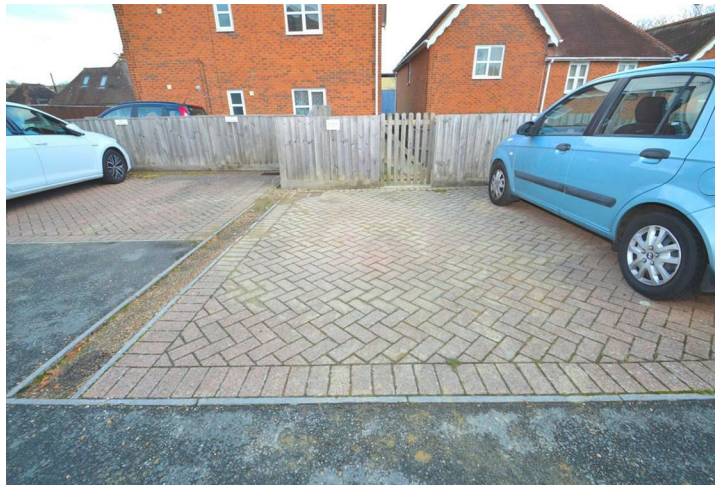
5 Brookside Close, Freshwater, Isle of Wight, PO40 9FF





On offer is a modern, two bedroom upper floor maisonette located within a quiet development, and walking distance to facilities of Freshwater village. The property is well presented and benefits from having a separate kitchen, lounge, double glazing and gas central heating, allocated parking space and private garden area. The property would make either an ideal holiday home, first time purchase or investment property.

The main shopping area of Freshwater village is close by, within an easy walk where you will find a number of facilities including a Sainsbury's local, Co-Op stores, library, hairdressers, doctors and health centre, pharmacy, dentists, West Wight Leisure Centre and a number of regular bus routes serving Newport centre and Yarmouth. There are also some lovely cafes and eateries all within the village. Freshwater Bay is only half a mile drive and the popular Colwell Bay with its sandy beach and restaurants is also just over half a mile away.



Landing/Hall

Lounge 11'9 x 11'7

Kitchen 11'6 x 7'6

Bedroom 1 11'9 x 10'6
Plus recess area - 3'6 x 3'3 (1.07m x 0.99m)

Bedroom 2 15'0 x 8'0

Bathroom 7'6 x 6'9 max

Outside

The property benefits from having its own private outside space which is gated, mainly laid to lawn and with a paved pathway.

Parking

There is an allocated space for the property.

Council Tax

Band B

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Tenure

Leasehold - remainder of 125 year lease from 2006

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.

Additional Information

Ground Rent - £100 PA

Maintenance Charge - £400 PA



TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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



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