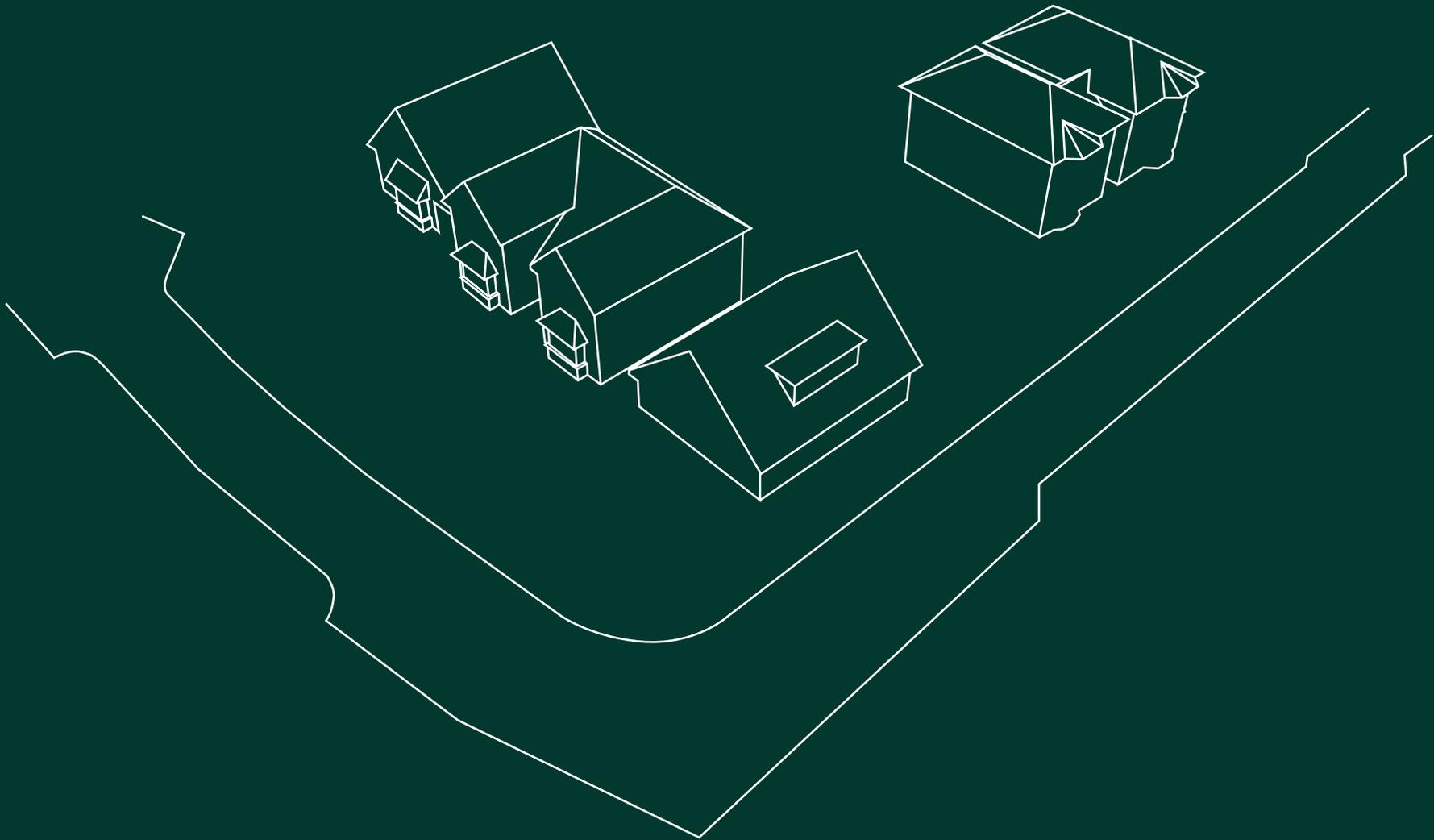


SPENCE WILLARD
NEW HOMES & DEVELOPMENT



Westbrook Lane Development

OFF WORSLEY ROAD, GURNARD

Westbrook Lane Development

OFF WORSLEY ROAD, GURNARD

A select development of just six properties nestled in a quiet cul-de-sac in this popular coastal village

LOCATION

Situated just off the popular tree lined Worsley Road, Westbrook Lane is set in the heart of Gurnard Village, with close proximity to the village shops, café and local pub.

A short walk away is Gurnard Green, which provides a glorious spot for enjoyment throughout the year, with views of the Western Solent and a particularly great vantage point for watching the sun set. There is also a children's play area and another pub.

There is a well-regarded sailing club suitable for all the family, and the bay provides a great spot for an array of water-based activities such as sailing, paddle boarding, swimming and kite surfing.

Nearby Cowes is an internationally renowned sailing mecca with several marinas and yachting events throughout the year. The vibrant town provides a wider range of amenities on its popular high street, with an array of independent shops and restaurants, as well as a frequent passenger ferry service to Southampton with onward connections to London.

THE DEVELOPMENT

Constructed by a highly regarded Island builder, known for a number of popular new build sites across the Island. The properties have been built to a high specification and designed to provide light and spacious accommodation with minimal maintenance. Inkeeping with the local area, the design includes quality materials and finishes to make for an efficient home.

VIEWING:

NEWHOMES@SPENCEWILLARD.CO.UK

01983 200880

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SERVICES & GENERAL

SERVICES

Mains water, gas, electricity and drainage.
Gas-fired central heating.

TENURE

Freehold

WARRANTY

The property comes with a 10-year 'Build Zone' Warranty.

COUNCIL TAX

Band (TBC New Build)

PREDICTED EPC

'A' Rating

SERVICE CHARGE

There is to be a small additional charge for the upkeep of road, the precise amount is to be confirmed.

POSTCODE

PO31 8JW

VIEWINGS

Strictly by prior arrangement with the selling agents, Spence Willard.

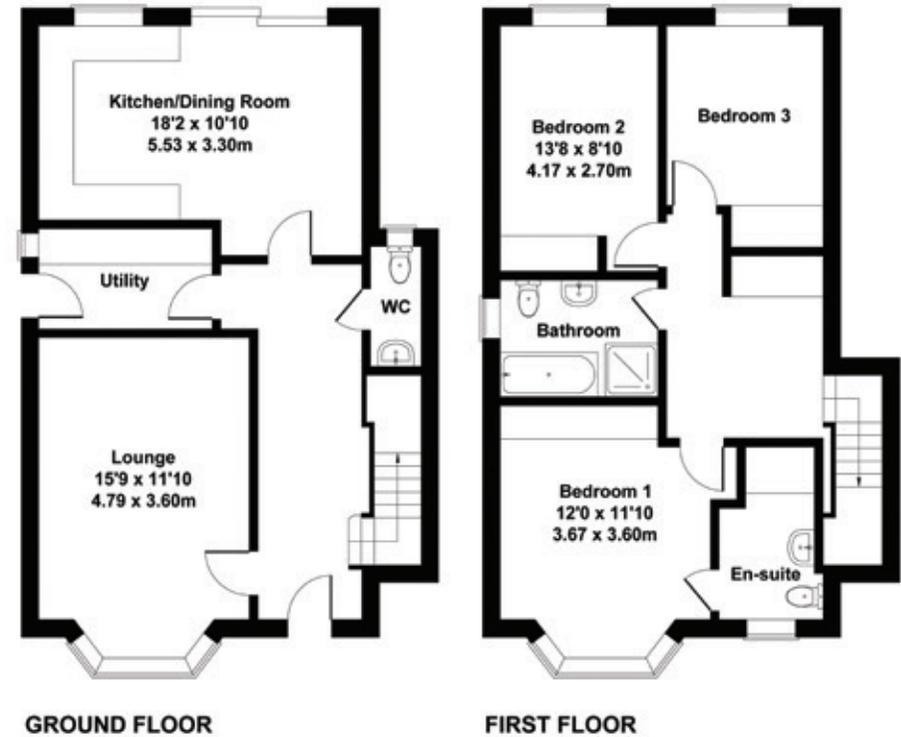
SPECIFICATION

- Electric Vehicle Charging Point
- Off-Road parking for 2 cars
- Solar Panels - With the owners to receive the whole benefit of the panels. As nothing is due to be returned to the grid, there is the potential to add a battery pack to store unused electricity
- 10-year 'Build Zone' Warranty
- Landscaped gardens with close board fencing and rear garden laid to lawn
- Natural flagstone patio area and footpaths
- UPVC Flush sash windows in 'pebble' colour
- Natural slate roof
- Galvanised guttering
- Outside electric socket and water tap
- External lighting at the front and rear
- Energy efficient property with predicted 'A' rating. There is to be individually controlled heating zones
- Solid wooden internal doors
- Composite front door
- LVT flooring with underfloor heating to the ground floor, with carpeted bedrooms, stairs and first floor landing
- Kitchen
 - o Choice of Kitchen finishes, worktops and tiles
 - o AEG appliances to include oven, hob, integrated fridge, freezer, microwave, dishwasher and washing machine
- Bathrooms
 - o Choice of tiles
 - o Fitted with steel bath, showers, wash hand basin, WC and wall cabinet

PLOT 3
 Approximate Gross Internal Area
 1044 sq ft - 97 sq m

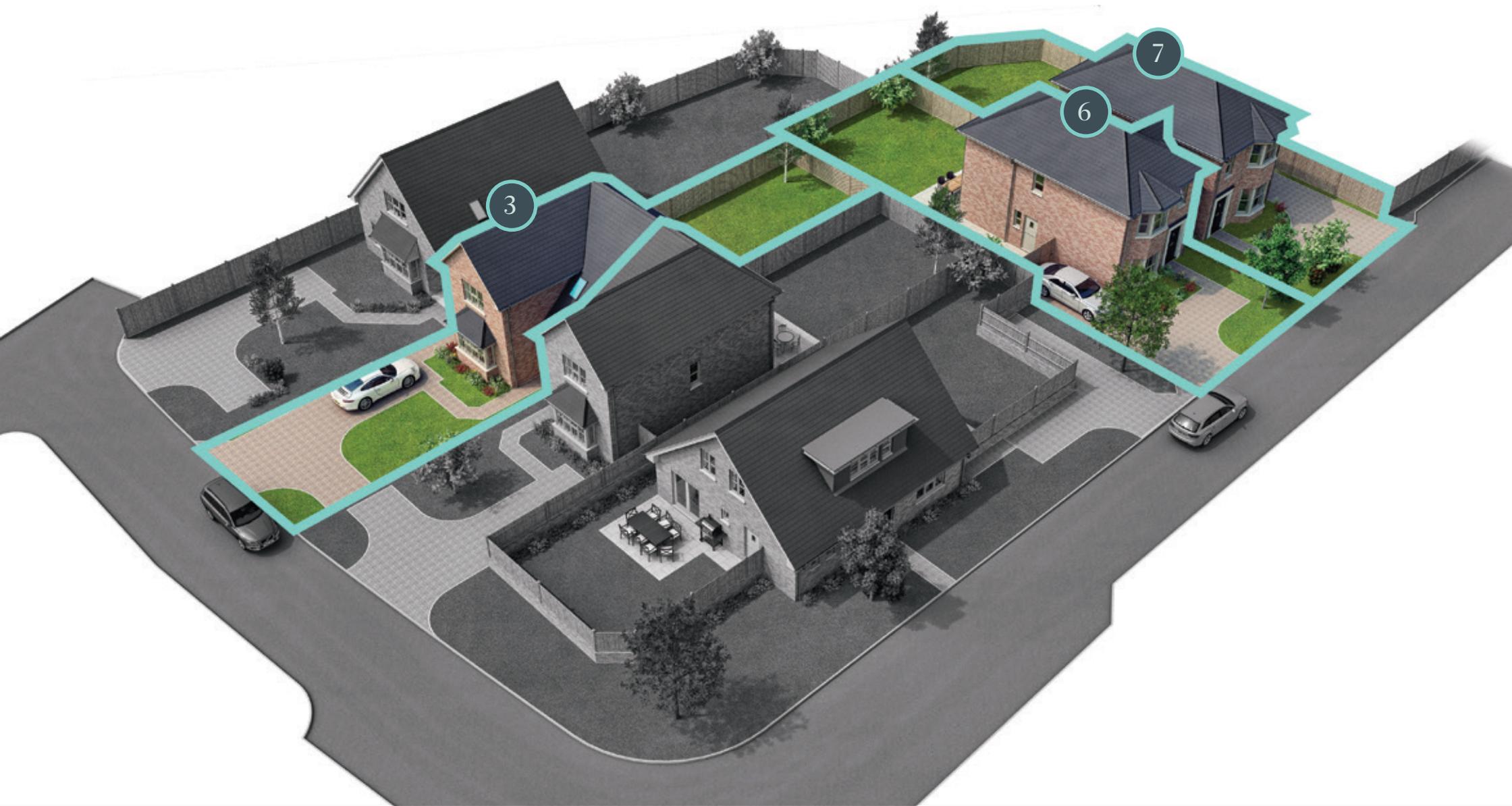


PLOT 6 (PLOT 7 A MIRROR IMAGE)
 Approximate Gross Internal Area
 1324 sq ft - 123 sq m



SKETCH PLANS FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances,
 their sizes and locations, are approximate only. They cannot be regarded
 as being a representation by the seller, nor their agent.
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