

# SPENCE WILLARD



5 Hurst Point View, Totland Bay, Isle of Wight, PO39 0AZ

*An opportunity to purchase and complete the final finish to a newly built detached four-bedroomed house situated on the fringes of Totland and Freshwater within walking distance of the sea.*

VIEWING

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### **DESCRIPTION**

This a rare opportunity to purchase an unfinished detached four-bedroomed newly built house situated on the fringes of Totland and Freshwater within walking distance of the sea. The overall total floor area is approximately 153 square metres, (1647 Square feet) and the property nestles in a good size plot that includes planning for parking for 2-3 vehicles. The gardens are accessed via wood gates and are enclosed by wood fencing all around. The current owner is now not intending to complete the project and it is being offered for sale in its current condition for someone to finish as they desire, (subject to current granted planning.)

### **LOCATION**

The top of Hurst Point View is a mix of modern housing built mostly over the last 15-20 years and the local shops and amenities in Freshwater Village are a 10-minute walk or 2 minutes drive away. There is also a Sports Centre in Freshwater, a Health Centre, and a library too. For those who enjoy outside activities, there is a bowling green, a golf course, and three seafronts offering an opportunity for watersports and numerous country and seaside walks to choose from.

### **HALL**

A wide space with stairs to the first floor and a storage cupboard under housing a 'Cat 5' internet hub to feed all rooms as desired. Doors off to:

## LIVING ROOM

6.680 x 3.940 (21'10" x 12'11")

A front-to-back living room with sliding doors to the rear garden and a window to the front. There is also hidden channeling for a wall-mounted TV if desired on two walls offering alternative choice for any seating arrangement.

## KITCHEN/DINING ROOM

8.282 x 3.610 (27'2" x 11'10")

This is the hub of the house with a front-to-back open plan layout offering space for a good-sized kitchen and space for a large family table and chairs. There is a window to the front and a sliding patio door to the rear garden ideal for entertaining. There are a number of kitchen carcasses included in the sale ready for installation but does not include any cupboard doors or worksurfaces, integral appliances, or sink and taps.

## SHOWER ROOM

Some plumbing in place and heated towel rail fitted

## FIRST FLOOR LANDING

A light and airy galleried landing with crisp white doors to all rooms, loft access, wall-mounted radiator, and a built-in storage cupboard.

## BEDROOM ONE

3.910 x 2.970 (12'9" x 9'8" )

Window to rear with some distant countryside views across Tennyson Down. Radiator. Door to:

## ENSUITE SHOWER ROOM

Partly plumbed in readiness with heated towel rail installed.

## BEDROOM TWO

4.240 x 3.610 (13'10" x 11'10")

Another double room with countryside views offering some built-in storage.

## BEDROOM THREE

3.949 x 3.610 (12'11" x 11'10")

A double room with views to the front and some built-in storage.

## BEDROOM FOUR

3.610 x 2.510 (11'10" x 8'2")

A double room with a window to the front.

## FAMILY BATHROOM

Partly plumbed with heated towel rail fitted.





## **OUTSIDE**

Close board fencing has been erected with wooden gates and patio and pathways mostly prepared for paving as desired. Front parking area is partly prepared in readiness for block paving, (not included).

## **WORKS COMPLETED**

Externally the finish is listed as 'Blenheim Red' facing brickwork and 'Corum Buff' brick quoins and courses finished with a natural Spanish slate roof tile in blue/black with Red concrete ridge tiling. The Electric Consumer Unit and meter are already installed. Double-glazed windows and doors are all installed and a lot of the central heating pipework has been done and some radiators and towel rails fitted too. The staircase and internal doors are also in place and the plastering has been done throughout. Some landscaping has also been done with the patio and pathways prepared in readiness for the final finish and extensive close-board fencing and gates have already been erected.

## **OUTSTANDING WORKS NOT INCLUDED IN SALE**

The following list is a general overview of what work is required to complete the build which would be the responsibility of any new owners: Purchase and installation of Gas Boiler/ Megaflo system including any remaining radiators not already included, and fitted.

Purchase and installation of two bathrooms/shower rooms and one ensuite shower room in the master bedroom.

Cupboard and draw fronts including fittings, work surfaces, integral appliances, sink, taps, and tiles for the kitchen.

Floor coverings throughout the property and final finishing to walls and ceilings as desired.

Completion of foul drainage and soakaway including associated landscaping and additional materials.

Completion of landscaping and associated costs of materials used.

Completion of block paved parking area including materials and any dropped curb costs.

Connection costs regarding Gas, water, and drainage.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

TBC

## **EPC RATING**

TBC

## **VIEWING**

Strictly by appointment via Spence Willard Estate Agents

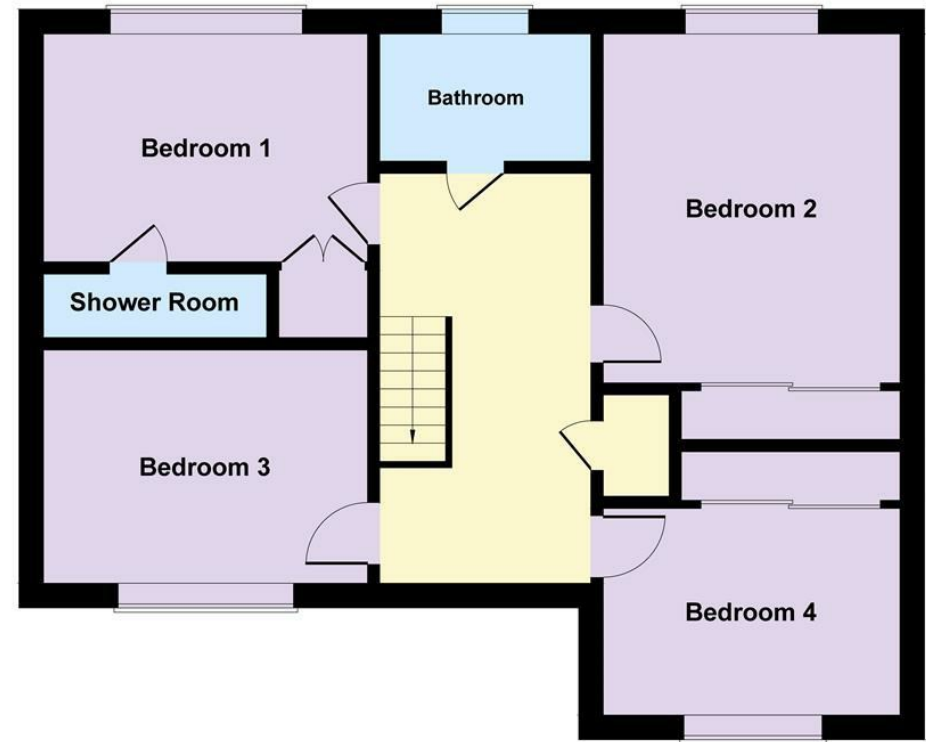


# 5 Hurst Point View

Approximate Gross Internal Area  
1625 sq ft - 151 sq m



**GROUND FLOOR**



**FIRST FLOOR**

## SKETCH PLAN 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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