

SPENCE WILLARD



16 Ashley Way, Brighstone, Isle of Wight

A detached two bedroom bungalow neatly tucked away in a residential location on the outskirts of this popular West Wight village.

VIEWING

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The property offers good sized accommodation comprising a generous entrance porch, entrance hall with two good double bedrooms leading off together with a bathroom, kitchen and good sized living room leading through to a conservatory. The windows and doors are double glazed and the property is heated by night storage heaters to the bedrooms, living room and entrance porch, as well as a modern electric heated towel rail in the bathroom.

LOCATION

Situated in a residential area of similar properties, the bungalow is accessible to the village centre amenities including two churches, a primary school, a doctor's surgery, general store/post office, a newsagent/coffee shop, community library, public house and hairdresser. Also, there are local footpaths and bridleways around the village providing access to miles of downland and coastal walks and the local beach in Grange Cine is within a mile, together with access along the Military Road to several other beaches along the South Western coastline of the Island.

ENTRANCE PORCH

12'3" x 6'5"

A generous entrance area with ample space for coats, boots and shoes etc.

ENTRANCE HALL

LIVING ROOM

13'5" x 11'5"

A comfortable reception room with windows to front and sliding doors leading to a conservatory providing additional living space and a light and bright area from which to enjoy a pleasant outlook over the garden.

CONSERVATORY

70" x 9'8"

With double glazed windows and leading out to the rear garden.

KITCHEN

9'2" x 7'10"

Fitted with a good range of cupboards, drawers and work surfaces incorporating an inset sink unit and an integrated electric oven and ceramic hob with an extractor hood over. There is also an integrated fridge as well as space for a freestanding washing machine and fridge/freezer, and a door leading to the rear garden.

BEDROOM 1

11'5" x 10'7"

A good double bedroom with built in wardrobe cupboard and an outlook to the front.

BEDROOM 2

10'9" x 9'0"

Another good double bedroom with built in wardrobe cupboard and an outlook over the rear garden.

BATHROOM

7'6" x 6'2"

Fitted with a suite comprising WC, wash basin and bath with shower over and a chrome ladder style heated towel rail.

OUTSIDE

To the front of the property there is an open plan garden mainly laid to shingle and stocked with a variety of plants and shrubs and steps leading to the front entrance.

The rear garden is enclosed by fencing, mainly laid to lawn with stocked borders and also featuring a timber garden shed and a gated side access.

Close by there is a useful garage en bloc with an up and over door.

COUNCIL TAX BAND

C

EPC RATING

D

TENURE

Freehold

POSTCODE

PO30 4HH

VIEWING

Strictly by appointment with the selling agent Spence Willard.



16 Ashley Way



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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