

# SPENCE WILLARD



3 Afton Lodge, Afton Road, Freshwater Bay, Isle of Wight

*A Chain Free, spacious two bedroom first floor apartment situated in this elegant and characterful late Victorian residence on the outskirts of Freshwater Bay, yet within a short walk of the beach and SSSI protected Nature Reserve.*

VIEWING

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The building is set in good sized grounds and features an 'In and Out' driveway together with a good sized communal garden to the rear. Afton Lodge was originally built as a fine detached residence and connected to the Tennyson family. The property was later converted into five apartments. This apartment is well maintained and has a lovely spacious sitting/dining room with access out to a sunny balcony terrace to the rear. In addition, there is a good sized kitchen with ample storage as well as two double bedrooms and a large bathroom with both a bath and separate shower cubicle. A number of original features have been retained including some interior doors and coving as well the attractive part leaded light windows. Other features include gas central heating and a useful garage en-bloc with mezzanine storage.

**LOCATION**

Afton Lodge is located less than half a mile from the beach in Freshwater Bay and also enjoys access to miles of downland and coastal walks via a network of footpaths and bridleways as well as Freshwater Bay 18 hole golf course nestled on top of Afton Down and the SSSI protected Afton Nature Reserve located just around the corner. The shops, services and amenities in Freshwater are around half a mile away and the harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a ten minute drive and also accessible by bicycle from The Causeway, along the old railway line.

**COMMUNAL ENTRANCE HALL**

A lovely communal entrance area with elegant original staircase leading to the first floor.

**ENTRANCE HALL**

with original panelled entrance door.

**SITTING/DINING ROOM**

6.25m x 5.50m (20'6" x 18'0")

An elegant and spacious reception room with decorative coved ceiling, large window to the side and double glazed door with side panel to the rear leading out to a sunny southerly balcony terrace, enclosed by balustrading and laid to timber decking. A built-in recessed storage cupboard provides useful storage.

**KITCHEN**

3.65m x 2.70m (11'11" x 8'10")

Offering an outlook to the front, overlooking farmland opposite and fitted with ample light oak fronted cupboards, drawers and display cabinets as well as work surfaces incorporating an inset one and half bowl sink unit. There is an integrated eye level electric oven, a gas hob and space/plumbing for a dishwasher as well as space for an upright fridge/freezer. The gas fired central heating boiler also supplies hot water and is neatly concealed behind a cupboard.

**BEDROOM 1**

4.00m x 3.10m (13'1" x 10'2")

A spacious double bedroom with a large window to the side.

**BEDROOM 2**

4.00m x 2.30m (13'1" x 7'6")

Another double bedroom overlooking the communal rear and featuring a built-in recessed shelved storage cupboard with an attractive original arched door and frame.

**BATHROOM**

3.65m x 2.70m (11'11" x 8'10")

A spacious facility with suite comprising a corner bath, shower cubicle with drench head shower unit and fitted furniture incorporating a WC with concealed cistern and a vanity wash basin with shelving and storage below. The walls are three quarter tiled and there is a useful built-in utility cupboard with space to double stack a washing machine and tumble dryer.





#### **OUTSIDE**

Afton Lodge is set in good sized grounds to the front, side and rear. To the front of the property is a gravelled 'In and Out' driveway providing good vehicular access. The apartment has its own GARAGE 20' 0" x 10' 0" with up and over door, power/light, window to the rear and a mezzanine storage area.

To the rear of the building is a good sized communal area of garden which is mainly laid to lawn and stocked with a good variety of plants and shrubs.

#### **COUNCIL TAX BAND**

B

#### **EPC RATING**

D

#### **TENURE**

Leasehold

Term: 160 Years from 25th March 2006

Ground Rent: £15 per annum

Service Charge: £1200 per annum

#### **POSTCODE**

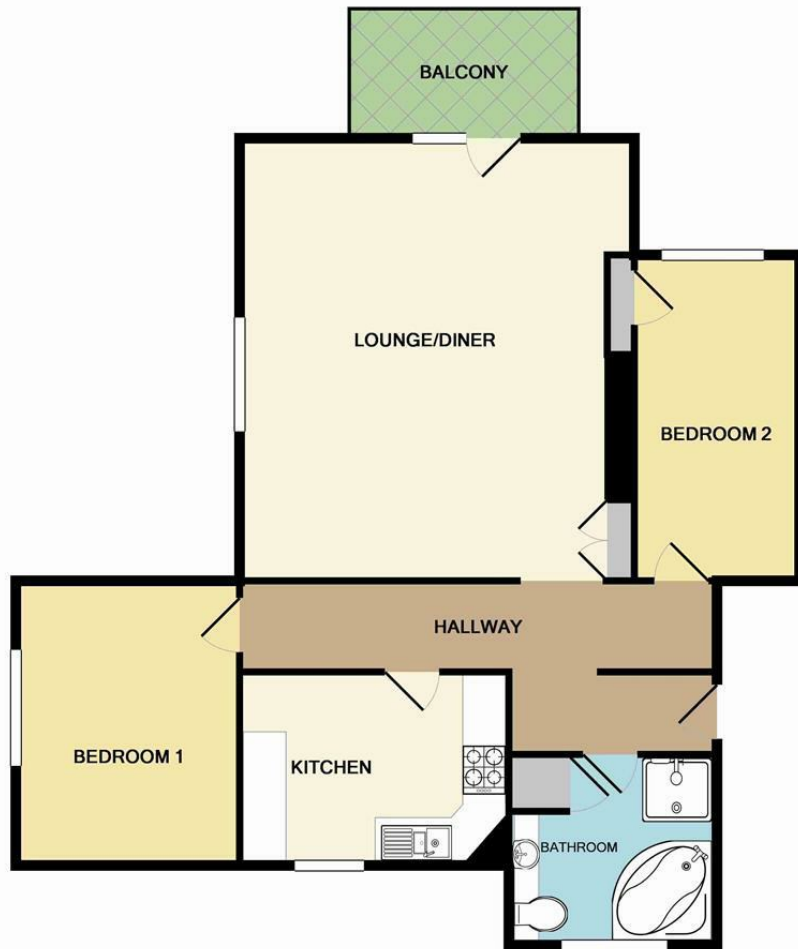
PO40 9TP

#### **VIEWING**

Strictly by appointment with the sole selling agent Spence Willard.







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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