

SPENCE WILLARD



26 Wilberforce Road, Brighstone, Isle of Wight

A well presented detached two bedroom bungalow tucked away in a small close and conveniently situated close to the village centre amenities.

VIEWING

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The accommodation offers a smart modernised feel with the benefit of double glazed windows and doors and modern individually programmable electric radiators. There is a bright and spacious kitchen/diner to the rear which over looks the rear garden, a lovely sitting room with an open fireplace, two double bedrooms, one with access out to the rear garden and a well appointed bathroom with both bath and separate shower cubicle. Outside, there are well maintained gardens to the front and rear, together with a driveway providing parking for two cars and a detached garage with electric roller door. The rear garden enjoys a good degree of privacy and a sunny aspect.

LOCATION

Brighstone is a sought after West Wight village which is situated within a mile of the South Western coastline of the island, where there are several popular sandy beaches. The village centre amenities include a general store, newsagent/grocer, hairdresser, two churches, a pub, primary school, doctors surgery with dispensary and a community library. As well as being accessible to the beaches and coastline there is also a network of local footpaths and bridleways giving access to miles of surrounding downland and countryside. The property is close to a cut through footpath to the village centre, making this property ideal for those needing easier access to the amenities.

ENTRANCE HALL

Featuring a smart laminate floor covering.

SITTING ROOM

4.70m x 3.57m (15'5" x 11'8")

A good sized room with an outlook to the front and featuring an open fireplace as its main focal point.

KITCHEN/DINER

4.21m x 3.36m (13'9" x 11'0")

A bright and generous dual aspect room which is well fitted with a good number of modern cupboards, drawers and work surfaces incorporating an inset one and a half bowl ceramic sink unit. There is an integrated fridge/freezer, as well as an electric oven, touch sensitive ceramic hob and a cooker hood over. In addition, there is also a door to the rear garden, a useful built-in storage cupboard and an airing cupboard housing the hot water cylinder.

BEDROOM 1

3.80m x 3.17m (12'5" x 10'4")

A good double bedroom with an outlook to the front.

BEDROOM 2

3.70m x 2.89m (12'1" x 9'5")

Another generous bedroom with a door leading out to the rear garden.

BATHROOM

2.44m x 1.92m (8'0" x 6'3")

A well appointed bathroom with fully tiled walls and comprising a WC, wash basin bath and a separate corner shower cubicle.

OUTSIDE

To the front of the property is an open plan area of garden, mainly laid to lawn with a pathway to the front entrance. There is access to both sides of the property leading to the rear garden and a driveway to one side providing off road parking for two cars as well as access to a detached GARAGE 5.09m x 2.58m (16'8" x 8'5") with electric remote operated roller door and power/light.

The sunny rear garden offers good privacy and is enclosed by fencing, mainly laid to lawn and stocked with a range of plants and shrubs. In addition, there is feature raised timber decking and a paved patio area where one can sit and enjoy the daytime sun.





COUNCIL TAX BAND

D

EPC RATING

E

TENURE

Freehold

POSTCODE

PO30 4BD

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





26 Wiberforce Road



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.

Produced by Potterplans Ltd. 2023



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