

SPENCE WILLARD



5 St Martins Afton Down, Freshwater Bay, Isle of Wight, PO40 9TY

An immaculate two bedroom first floor apartment with balcony seaviews, ensuite facilities and use of extensive leisure suite. Parking included.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



DESCRIPTION

Located in a purpose built complex of luxury apartments, this stylish first floor example offers a rare opportunity for a prospective buyer to own a well managed and exclusive home by the sea. Accommodation comprises two double bedrooms of which one offers an ensuite shower/wet room and the other bedroom with "Jack and Jill" access to the main family bath and shower room. There is a generous open plan living space with defined kitchen area, access to a balcony with sea views and second "Juliet" style balcony with some countryside views. Other features include a video security entry system, zoned gas fired under floor heating, a high level of insulation throughout and access to your owned private loft space and an extremely useful large lockable storage room with power and light is also included in the sale. Each apartment has been well designed and offer some fantastic communal facilities rarely seen on the Island, to include an indoor pool, a sauna, a jacuzzi, a games room and a TV room. The location makes it ideal for a holiday or permanent home and allocated parking is also included and the current owners have carried out further improvements since 2021 to include new LVT flooring and carpeting.

LOCATION

The property is within a couple of hundred yards of the beach in Freshwater Bay, the 18-hole golf course and the SSSI protected Afton Nature Reserve. The apartment enjoys gated access from the communal grounds directly onto the coastal footpath giving access to the beach and miles of walking in the surrounding area. Approximately a mile away are the shops, services and amenities in Freshwater village centre and the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten-minute drive making this apartment suitable as either a permanent home or a second home/holiday retreat.

HALL

Wall mounted Video Door Entry System. LVT flooring. Access to a walk-in cupboard housing gas under floor heating hub, some storage and access to the loft space above the apartment which is included in the title. Doors off to:

OPEN PLAN LIVING ROOM AND KITCHEN

6.63m x 5.23m (21'9" x 17'2")

A welcoming and airy space with plenty of natural light. There is a defined high-end kitchen to the one side with a generous amount of matching floor and wall mounted units, granite work surface areas and breakfast bar and some built in appliances including a gas hob with cooker hood over, an oven/grill, and a microwave. The remaining living space provides room for a table and chairs plus seating to suit and there is a "Juliet style" balcony with double doors providing some local countryside views plus a separate sliding door with access to a private balcony with sea and countryside views. There is LVT flooring throughout with individual digital control for gas underfloor heating.

BALCONY

A good size balcony offering space for sun loungers or small table and chairs with far reaching views to the sea and over surrounding countryside.

BEDROOM ONE

4.95m x 2.87m (16'3" x 9'5")

A double bedroom with window to side and access to:

ENSUITE

A modern fully tiled ensuite shower/wet room with WC and wash hand basin heated towel ladder. Low energy downlighting.

BEDROOM TWO

5.05m x 3.15m (16'7" x 10'4")

Another double bedroom with window to the front and offering "Jack and Jill" access to the family bath and shower room. Digital controller for underfloor heating.

BATH AND SHOWER ROOM

A good sized room with a bath and separate walk-in double shower, WC, and wash hand basin. Under floor heating and tiled walls with low energy downlighting.

LEISURE FACILITIES

On the lower ground floor there are a wide variety of leisure facilities accessible by both the lift and stairs which comprise a heated swimming pool with jacuzzi spa area with showers adjacent, a sauna, a games room with full size pool table, a table tennis table and a dartboard. In addition there is a separate WC plus a well fitted kitchen area with doors leading to the communal gardens etc. There is also use of a TV room. As well as your own personal large locker, (2.875m x 1.588m), you also have use of a large communal store room for paddle boards, kayaks etc.





TENURE

Share of Freehold, (each apartment owner will become a shareholder and director of the managing company,(St. Martins Management Ltd),which currently appoints a managing agent to oversee the property.

Original Lease started 1st June 2012 for a period of 999 years
Ground Rent is zero. Annual Service Charge is currently £4,707.22 per annum and includes building insurance, communal areas up-keep both inside and out, lift servicing and repairs and general running costs and maintenance of the leisure facilities. The charges also allow for full use of the leisure suite at no additional cost for residents and is for their sole use.

Although the apartments can be let long term, (six months plus), by any owner, holiday letting is not permitted. Pets are only allowed by agreement of the other Directors and Managing agent.

COUNCIL TAX BAND

D

EPC RATING

C

VIEWING

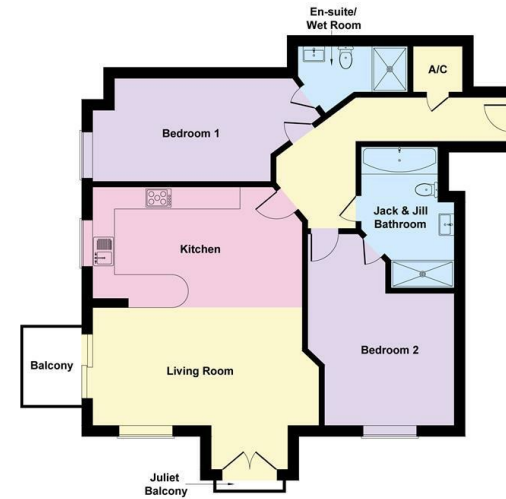
Strictly by appointment via Spence Willard Estate Agents







Apartment 5, St. Martins



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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