

SPENCE WILLARD



Westbourne, The Square, Freshwater Bay, Isle of Wight

A semi detached Victorian three bedroom semi detached house tucked away in a popular location accessible to the beach and downland walks.

VIEWING

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The property offers well balanced accommodation with two reception rooms to the ground floor as well as a smart kitchen leading through to a sun room at the rear. To the first floor there are two good bedroom with built-in storage and a well appointed family bathroom. To the second floor there is another good sized bedroom featuring a double aspect. The accommodation is warmed by gas central heating and the windows and doors are uPVC double glazed replacements. Outside there are gardens to the front and rear which offer ample off road parking to the front with space to provide further parking if required. The rear garden is enclosed and mainly laid to lawn with a paved patio terrace and a useful outbuilding.

LOCATION

The Square is pleasantly tucked away and within easy reach of local footpaths providing access to miles of downland and coastal walks including the Tennyson Trail which runs from The Needles through to Carisbrooke and is enjoyed by ramblers, mountain biking and horse riding. Part of the Tennyson Trail runs through Freshwater Bay's 18 hole golf course which is just the other side of the popular beach with its recently refurbished Albion Hotel. Also, within a short walk is the Piano Cafe and Orchard brothers general store.

PORCH

ENTRANCE HALL

3.10m x 1.28m (10'2" x 4'2")

with tiled floor and leading to the cloakroom and into the dining room

CLOAKROOM

with WC and wash basin

LOUNGE

3.70m x 3.62m (12'1" x 11'10")

Featuring an outlook to the front and fireplace, currently not in use.

DINING ROOM

3.75m x 3.70m (12'3" x 12'1")

with stairs leading off, understairs recess and a fireplace with fitted wood burner and recessed cupboard to the side.

KITCHEN

3.40m x 2.30m (11'1" x 7'6")

Well fitted with modern cupboards, drawers and work surfaces incorporating an inset ceramic sink unit, an integrated gas hob and electric oven, In addition there is space for a washing machine. The kitchen leads through to the sun room and features a useful recess ideal to house an upright fridge/freezer.

SUN ROOM

3.02m x 2.05m (9'10" x 6'8")

A pleasant extension which affords an outlook over the rear garden with double doors leading out.

FIRST FLOOR LANDING

BEDROOM 1

3.60m x 3.65m (11'9" x 11'11")

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

BEDROOM 2

3.00m x 2.40m (9'10" x 7'10")

Another good bedroom with a dual aspect and an open fronted wardrobe recess.

FAMILY BATHROOM

3.35m x 2.33m (10'11" x 7'7")

A spacious facility fitted with a WC, wash basin, bath and a separate shower cubicle. The gas central heating boiler is also housed in the bathroom.

SECOND FLOOR BEDROOM 3

4.55m into dormer x 3.70m (14'11" into dormer x 12'1")

A good sized double bedroom with a dual aspect accessed via a small landing area.





OUTSIDE

To the front of the property is a good sized area of garden with a gravelled parking area and stocked with a food range of established plants and shrubs. A pathway leads to the front entrance and also via a gated side access to the rear garden.

The rear garden is pleasantly enclosed and features a lawned area to the centre with a patio area adjacent as well as a useful timber/block storage building.

COUNCIL TAX BAND

C

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9QH

VIEWING

Strictly by appointment with the selling agent Spence Willard.





Westbourne



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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