

SPENCE WILLARD



5 Heath Gardens, Brighstone, Newport, PO30 4DG

A modern chain free 2/3 bedroomed chalet bungalow with allocated parking situated on the fringes of Brighstone Village.

VIEWING

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Offered for sale with no chain, this well presented semi-detached chalet style bungalow is well worth a closer look. Built as part of a small mews style complex of just 12 similar homes by well known and reputed local developer, J. R. Buckett & Sons in 2015. Occupying a generous corner plot, NO.5 has gardens to front, side and rear and is accessed via open covered porch into a good sized hall with stairs to first floor master bedroom with ensuite. Moving through the downstairs accommodation, there is a second bedroom with "jack and Jill Style bathroom with hall, a well appointed open plan kitchen with living space and another room currently used as a bedroom but could be a further reception room if preferred. The bungalow is warmed by a Calor Gas boiler with underfloor heating on the ground floor and radiators on the first floor

LOCATION

Situated on Upper Lane in the popular village of Brighstone and within a short stroll to local shops and amenities. The village is popular and the nearest seafront is at Compton Bay about a 5/6 minute drive away and there are some truly spectacular country and coastal walks to enjoy not least the local Brighstone Forest with some stunning views. Brighstone is about 10-15 minutes drive from the harbour town of Yarmouth with it's ferry terminal to and from UK mainland via Lymington for both foot and car passengers alike.

ENTRANCE HALL

A light and airy hall with glazed door to outside with window to the front, stairs to first floor with some storage under and doors off to:

KITCHEN

3.834 x 3.109 (12'6" x 10'2")

There is a generous amount of storage units and worksurfaces with one and half inset sink and drainer and including a really useful breakfast bar area. There are also some integral appliances including a five burner range cooker with two electric ovens under and extractor over, a dishwasher and a fridge/freezer. The kitchen is open plan to:

LIVING AREA

3.834 x 3.409 (12'6" x 11'2")

Currently used as a living room space and offering a lot of natural light via rear dual aspect windows and glazed patio doors to and from rear gardens.

SITTING ROOM/BEDROOM THREE

3.581 x 2.482 (11'8" x 8'1")

Although currently used as an additional bedroom, this room could be used as another reception room and has glazed patio doors to rear gardens.

BATHROOM

2.600 x 2.482 (8'6" x 8'1")

The bathroom is a good size and offers a full size bath with shower over, a vanity unit with inset sink, a WC and a heated towel ladder. In addition there is a cupboard with plumbing and space for a washing machine. The bathroom can be accessed from both the hall and bedroom two, (Jack and Jill Style).

BEDROOM TWO

3.714 x 2.975 (12'2" x 9'9")

A double or twin bedroom with window to the front

FIRST FLOOR

There is a small landing with access to large airing cupboard housing modern Valliant Gas Boiler and door into:

MASTER BEDROOM

5.315 x 4.433 (17'5" x 14'6")

A large double bedroom with dual aspect windows, built in wardrobes and cupboards and some additional eaves storage. There is also an ensuite shower room with velux window, a walk-in shower, WC, wash hand basin and heated towel ladder.



**OUTSIDE**

There is a wood gate from the side into the front garden and a footpath to the front door. The gardens wrap around the front, side and rear of the property and are mostly laid to lawn with a large patio across the rear. The gardens are enclosed by close board fencing and there is a Gas Storage Tank enclosed by lattice style fencing.

TENURE

Freehold

COUNCIL TAX BAND

C

EPC RATING

C

VIEWING

Strictly by appointment via Spence Willard in Freshwater





5 Heath Gardens



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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