

SPENCE WILLARD



179 Brambles Chine Monks Lane, Freshwater, Isle of Wight, PO40 9SY

A well presented 42 week occupancy holiday bungalow with sea views and parking on fringes of Freshwater Village. Offered for sale furnished ready for use.

VIEWING

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A semi-detached two bedroomed holiday bungalow being offered for sale fully furnished with parking and sea views situated on a designated holiday site on the fringes of Freshwater. The property benefits from having Gas Central heating via radiators, double glazing and its own patio facing The Solent. This bungalow will come fully furnished and ready to be used or let out as desired. Occupancy is allowed for 42 weeks of the year and there is a small maintenance charge for communal areas but bungalow is Freehold.

LOCATION

Brambles Chine is a purpose built holiday complex built in the 1980's comprising semi-detached chalet bungalows set close to the nearby seafront and beaches of Colwell Bay. The complex has become a quieter site over the last 10 years or so making it popular with families and couples alike. Freshwater Village is about 20 minutes walk away or 5 minutes by car with its range of shops and eateries. The nearest Ferry terminal can be found at Yarmouth with regular sailings to and from mainland UK via Lymington.

OPEN PLAN LIVING AREA

16'2" narrowing to 10'9" x 14'10"

On entering the bungalow from the private patio via double glazed door, the living area has a large picture window with views across The Solent to Hurst Castle and beyond.

The bungalow has been designed as open plan and currently laid out as a defined kitchen area including a range of units with work surface areas with inset sink and drainer, an inset gas hob with electric oven under and cooker hood over. a dining area with space for a table and chairs ideal for eating and looking out at sea views and an area for seating, TV etc. Arch to:

INNER LOBBY

Doors off to:

BEDROOM ONE

10'7" x 8'2"

A twin/double room with some built-in shelving and hanging space with window to the rear.

BEDROOM TWO

7'11" x 7'9"

Some built-in shelving and window to the rear.

BATHROOM

Briefly comprising a part-curved bath with glass door and shower over, a WC and a vanity unit with inset wash hand basin. There is also a heated towel ladder and obscure window to side.

OUTSIDE

To the rear there is a small lawned area with off road parking and an outside store. To the front there is a patio with room for outside table and chairs offering some enviable views to The Solent and beyond.

ADDITIONAL INFORMATION

The chalets have shared use of all communal grounds and are Freehold but subject to a maintenance charge towards the upkeep of the grounds, and road. They are available for use 42 weeks of the year and the owner is allowed a dog but any subsequent lets are not allowed pets. You are free to let via the site or make your own arrangements., (subject to usual regulations) and Insurance, utilities and up-keep of the bungalow and patio are the owners responsibility.

TENURE

There is a maintenance charge covering communal areas as below:

Current maintenance cost is £470 Plus VAT per year and is payable to Linstone Chine Management who look after the whole site.

COUNCIL TAX BAND

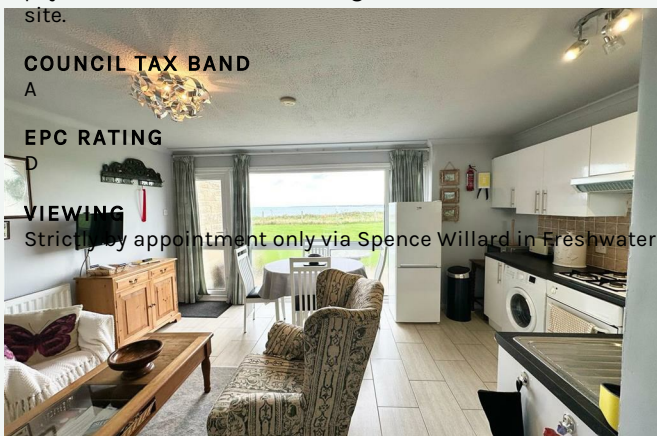
A

EPC RATING

D

VIEWING

Strictly by appointment only via Spence Willard in Freshwater



179 Brambles Chine



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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