

# SPENCE WILLARD



Dylan, Flat 2 Alum Bay House, Alum Bay, Isle of Wight

*OPEN VIEWING - Saturday 30th March 2024 from 10am - Call for an appointment.  
A Chain Free spacious and stylish ground floor two bedroom apartment situated in a  
beautiful rural setting with scenic sea views extending to Dorset and Hampshire and the  
wonderful West Wight sunsets.*

VIEWING

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The apartment offers well proportioned bright and airy accommodation with both south and westerly aspects. To the front is a gravelled driveway providing access to two off road parking spaces and access to a sunny patio garden. The accommodation features a generous sitting room to the front which enjoys a rural outlook to the sea beyond and, a kitchen opening through to a dining room with double doors leading out to the patio garden. In addition there are two double bedrooms, one with an en suite shower room and a separate bathroom. Outside, there is an enclosed patio garden to the side of the property enjoying a southerly aspect providing a private area for relaxation and entertaining in addition to the large communal grounds of Alum Bay House.

**LOCATION**

Within an Area of Outstanding Natural Beauty, much of the surrounding land is controlled by the National Trust and there is direct access to unrivalled country and coastal walks from which the stunning scenery and sea views can be enjoyed. The Highdown public house is within walking distance whilst local shopping facilities are available in Totland (about 1 mile) and Freshwater (2 miles). Yarmouth, which is approximately 4 miles away, has a car and passenger ferry service to Lymington (which takes approximately 30 minutes) as well as the attractive Harbour and a good range of pubs and restaurants. The surrounding area has a good range of outdoor activities ranging from sandy beaches, sailing, horse riding and golf course, as well as other diverse attractions geared to the area's thriving tourism.

**ENTRANCE HALL**

**SITTING ROOM**

6.354 x 3.208 (20'10" x 10'6")

A lovely reception room with window to the front offering beautiful views over surrounding farmland and downland to the sea and mainland coastline beyond. A feature fireplace with decorative cast iron inset provides an attractive focal point.

**KITCHEN**

3.558 x 2.599 (11'8" x 8'6")

Fitted with a range of wall and base units incorporating cupboards and drawers and roll top work surfaces with an inset one and a half bowl sink unit. There is a built-in electric oven and hob with cooker hood over together with space and plumbing for a dishwasher and washing machine. The kitchen is open plan to:

**DINING ROOM**

3.393 x 3.10 (11'2" x 10'2")

with window and French doors leading out to the sunny south facing garden and patio. A recessed cupboard houses a pressurised hot water cylinder.

**BEDROOM 1**

4.568 x 3.530 (15'0" x 11'7")

A bright double bedroom with window to the side overlooking the sunny garden. Door to:

**EN SUITE SHOWER ROOM**

with suite comprising WC, wash basin and tiled shower cubicle with glass screen. Chrome ladder style towel rail and window to the side.

**BEDROOM 2**

3.584 x 3.700 (11'9" x 12'2")

Another good double bedroom with large bay window to the front offering stunning scenic coastal views towards Dorset. French doors to the side lead out to the garden.

**BATHROOM**

with suite comprising WC, wash basin and bath with part tiled surround and shower tap attachment. electric towel rail.





#### **OUTSIDE**

The apartment is reached across the front of Alum Bay House where there is a gravelled parking area to provide space for two cars. To the side of the apartment is a south facing courtyard area of garden which is mainly laid to gravel with flower/shrub borders where one can sit and relax and take in the views. There is also an area of communal gardens for the enjoyment of all the properties in Alum Bay House and the apartment has its own useful storage shed in the communal grounds. The communal gardens are laid to lawn and enjoy the farmland and downland views towards Tennyson's monument

#### **COUNCIL TAX BAND**

B

#### **EPC RATING**

E

#### **TENURE**

Leasehold with a share of the Freehold.  
Lease - 125 Years from 25th March 2004  
Service Charge - £2213.33  
Ground Rent - None Collected

#### **POSTCODE**

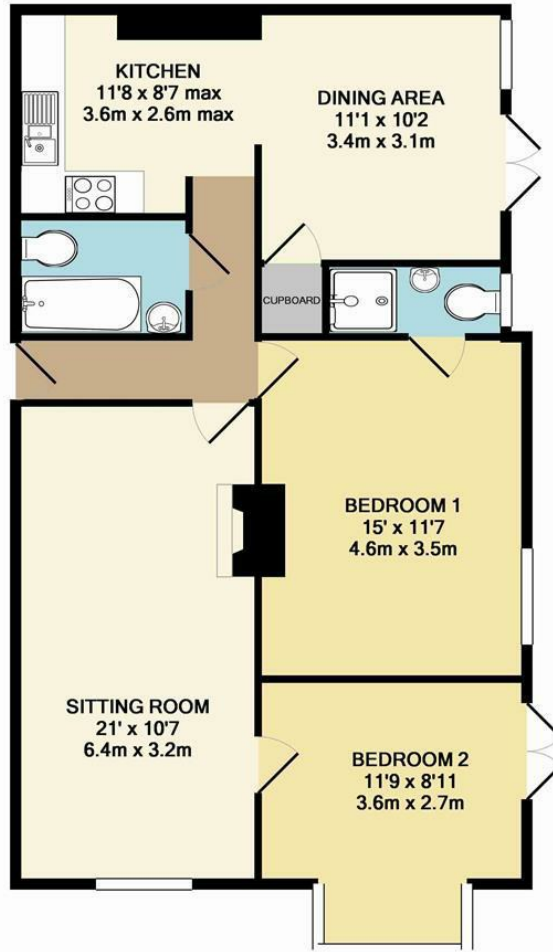
PO39 0JA

#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.







TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.6 SQ.M.)

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