

SPENCE WILLARD



Rapley Brooklyn Gardens, Freshwater Bay, Isle of Wight, PO40 9RL

*A substantial four bedroomed chalet bungalow extensively modernised in recent times with garage and off-road parking situated a short stroll from Freshwater Bay seafront.*

VIEWING

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Converted from a single storey bungalow to a chalet style in recent times by the current owners and providing four bedrooms with one ensuite, a shower room and a separate bathroom together with a generous entrance hall, an open plan kitchen with central island with inset hob and dining area plus a dedicated sitting room area. There is also a large living room with folding doors to rear garden and a multi-fuel burner. Moving outside there are gardens to three sides, off-road parking and a garage.

**LOCATION**

The Square is a sought after location in Freshwater Bay and Brooklyn Gardens is a small private road towards the rear. There is a good mix of character and some more modern homes and the proximity to Tennyson Down and Freshwater Bay seafront which are both within a short stroll away together with some eateries and a well established local general store. The nearest shopping centre can be found in Freshwater Village which is a two or three minute drive away and include a good mix of bespoke shops and some well known branded supermarkets, a health centre, a sports centre with indoor pool and a library. The nearest ferry connection to and from mainland UK via Lymington can be found at Yarmouth within a ten minute drive away and providing regular crossings for both foot passengers and vehicles.

**HALL**

A generous hall with some built-in storage cupboards, stairs to first floor extension and doors off to:

**UTILITY**

A useful space under the new staircase laid out with work surface area and storage with plumbing and space for washing machine.

### **KITCHEN/DINER**

6.564 x 3.320 (21'6" x 10'10")

A bright and spacious area with room for a family table and chairs and recently fitted kitchen including a good range of modern kitchen units with worksurfaces over and inset sink plus a free standing matching "Island" with inset five ring hob and storage under. There are windows to both front and side aspects and the kitchen is open plan to the:

### **SITTING ROOM AREA**

4.491 x 3.7265 (14'8" x 12'2")

Another light and airy space currently used as another seating area with door to side gardens and two glazed double doors leading to and from:

### **LIVING ROOM**

6.576 x 3.421 (21'6" x 11'2")

The living room is a really generous space for a family to enjoy further benefiting from having a feature multi-fuel stove and bifolding doors to rear garden. There are two additional windows either side of the fireplace ensuring there is plenty of natural light.

### **BEDROOM THREE**

3.468 x 3.169 min (11'4" x 10'4" min)

A double bedroom with window to rear garden and door off to:

### **ENSUITE SHOWER ROOM**

Comprising a shower,WC and wash hand basin. Window to side.

### **BEDROOM FOUR**

3.169 x 2.485 (10'4" x 8'1")

A good size single room currently being used as a playroom with window to front.

### **BATHROOM**

3.421 x 1.982 (11'2" x 6'6")

A separate family bathroom with oval bath, vanity unit with inset sink and a WC. Obscure window to rear.

### **FIRST FLOOR LANDING**

Accessed via bespoke staircase from hallway, this first floor extension has a large Velux window with doors off to:

### **BEDROOM ONE**

4.622 x 4.067 plus eaves storage (15'1" x 13'4" plus eaves storage)

A large double room with velux window and some eaves storage.

### **BEDROOM TWO**

4.067 x 3.563 (13'4" x 11'8")

Another good double bedroom with Velux window and eaves storage.

### **SHOWER ROOM**

2.337 x 2.255 (7'8" x 7'4")

Comprising a large shower unit, WC and vanity unit with inset sink and some eaves storage. Velux window.





#### **ADDITIONAL INFORMATION**

The current owners have spent the last 4-5 years extensively modernising and extending the accommodation not least to include creating an addition first floor extension with two double bedrooms and a bathroom, installing a new boiler and heating system with underfloor heating on the ground floor and radiators on first floor, a new solar panel array fitted, new wiring and plumbing, new floors installed, a new kitchen, the creation of a new utility room etc etc.

#### **OUTSIDE**

##### **DETACHED SINGLE GARAGE**

A single garage with up and over door to the front and pedestrian access to the side. There is also a window to the rear.

##### **GARDENS & PARKING**

There is off-road parking to the front for three or four vehicles plus the garage and a walled lawned area with gated access to side garden which is mostly patio and drying area. The rear garden is a good size and comprises two defined patio areas to take full advantage of the sun and ideal for outside entertaining, a lawned area and a detached chalet/garden room ideal as workshop or office space as desired. The side and rear gardens are bordered by wood fencing and there is an additional gate to one side with access to adjacent drive.

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

E

#### **EPC RATING**

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#### **VIEWING**

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.





## Rapley



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
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