

SPENCE WILLARD



240 Brambles Monks Lane, Freshwater, PO40 9SZ

A well presented two bedroomed holiday bungalow offering 42 week use with the ability to rent out for income if desired. located on the fringes of Freshwater.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



Located on the fringes of Brambles Chine Holiday site, this well presented and upgraded chalet includes parking and occupies a sought after position as one of a handful of bungalows with no other chalets opposite their respective patios. The accomodation comprises a good size open plan living area with kitchen which includes built-in oven,hob,cooker hood and fridge freezer plus a cupboard housing Gas combination boiler for the central heating and hot water. There are two bedrooms and a bathroom with power shower over. The chalet is double glazed throughout and further benifits from having parking to the rear.

LOCATION

Situated towards the bottom of Monks Lane in Freshwater, this purpose built site has mellowed over the years and is now a quieter park ideal for couples or small families alike. There are a number of local paths leading to the seafront and surrounding countryside with the local shops and eateries in Freshwater Village being a 15-20 minute walk or a 5 minute drive away. There is a local bus service which can be found by the entrance of Monks Lane and the nearest ferry to and from mainland via Lymington is a 5-6 minute drive away in nearby Yarmouth with regular sailings for both vehicles and foot passengers.

OPEN PLAN LIVING ROOM/KITCHEN

16'1" x 14'2" narrowing to 10'3".

This light and airy room is accessed to and from the private patio via double glazed door and there is a large picture window alos looking over the patio and beyond. The kitchen side has been upgraded by the current owners in recent times to include a new kitchen with storage, worktop areas with inset sink and drainer, an electric hob with cooker hood/extractor to outside, a built-in Bosch oven/grill and a built-in fridge/freezer. A wall mounted combination gas boiler is situated in a cupboard in the kitchen side offering both central heating and hot water. There is space and plumbing for a washing machine which is also included in the sale. The overall space allows room for a table and chairs and also has room for settee and chairs as desired. Intenal door to:

INNER LOBBY

Doors off to:

BEDROOM ONE

10'7" x 8'1"

Currently laid out as a twin room with double glazed window to rear aspect.

BEDROOM TWO

7'11" x 7'10"

Currently a double room with double glazed window to rear aspect.

BATHROOM

6'5" x 5'7"

Composing a panel style bath with separate power shower over directly fed from gas boiler, a WC and a vanity unit with wash hand basin. There is also a heated towel ladder and obscure double glazed window to side aspect.

OUTSIDE

There is allocated parking to the rear of the bungalow and access down the side to a private patio with views of surrounding countryside and The Solent. This chalet occupies an enviable position with no bungalows in front of you and within easy reach of local footpaths and nearby Colwell Bay Seafront.

ADDITIONAL INFORMATION

The site is restricted for Holiday use only and is not open between 4th Jan -14th February and 15th November to 19th December year on year as a condition of original planning and is looked after by Linstone Chine Management Company. Dogs are permitted for Chalet Owners only. The current owners have just started to do some holiday letting themselves and will be selling the chalet with most of the contents included for the new owners.

TENURE

Freehold

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

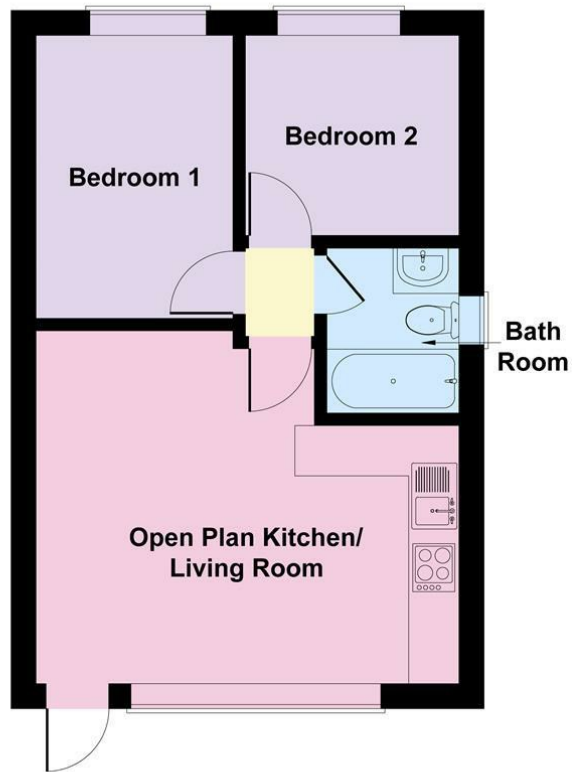
TBC

VIEWING

Strictly via Spence Willard Estate agents in Freshwater



240 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.

Produced by Potterplans Ltd. 2024



SPENCEWILLARD.CO.UK

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.