

SPENCE WILLARD



5 Heatherwood Lodge Church Hill, Totland Bay, Isle of Wight, PO39 0EU

A first floor apartment offering sea views from its own private balcony with two bedrooms, (one ensuite) a large open living space, a kitchen, a seperate utility and a bathroom. Includes allocated parking.

VIEWING

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A purpose built two bedroomed first floor apartment with sea views from its private balcony across The Solent and beyond located in Totland Bay. The apartment being offered for sale is on the first floor and can be accessed via stairs or lift from the ground floor communal entrance lobby. and has its own private entrance.

The accomodation on offer briefly comprises of two double bedrooms of which one has an ensuite with doors to the balcony, a generous open plan living area with double patio doors to the balcony, a fitted kitchen with breakfast bar, a bathroom, and a seperate utility. Moving outside the aptment further benifits from having allocated parking and the use of communal gardens if desired.

LOCATION

Situated on Church Hill on the borders of Totland Bay and Alum Bay, the apartment block occupies a commanding position with seav views from first and second floor. There is a sprinkling of shops a 5-6 minute walk away with the main shopping area in frershwater Village about 20 minutes walk of a 2-3 minute drive away. The famouse Needles and Park are about 2-3 minutes drive away also and their are good road and bus links to other parts of the island including Newport.

COMMUNAL ENTRANCE

The entrance is intercom controlled from each apartment or the door opens with a key fob or owners key. The lift is located in front of the entrance and their are stairs to upper floors eitherside if preferred.

ENTRANCE HALL

A useful space with some hanging coat space and storage shelves. Inner door to:

INNER HALL

The hall is of a good size and there are doors off to:

LIVING ROOM AREA

5.56 x 4.717 (18'2" x 15'5")

A generous and very useable space with double doors onto the private patio, two windows and there is room for a three piece suite and table and chairs as desired. The living space is open to the kitchen area and double patio style doors lead straight outside to the balcony.

KITCHEN AREA

3.553 x 2.880 (11'7" x 9'5")

The kitchen comprises ample work surfaces with units both under and wall mounted, an inset hob with double oven/grill under and extraction over. There is space for an upright fridge-freezer if desired and the kitchen further benefits in having a matching breakfast bar.

BALCONY

Running across the whole rear of the apartment, the private balcony offers views across The Solent to Hurst Point Castle and beyond and is a great space to catch the sun and watch the world go by.

BEDROOM ONE

6.142 x 3.570 (20'1" x 11'8")

At just over 20ft long, the bedroom is well proportioned and benefits from having access to the balcony, two separate wardrobe areas and a door into the ensuite shower room

ENSUITE

2.377 x 1.800 (7'9" x 5'10")

Comprising a vanity unit with inset sink with storage under, a WC and a curved shower enclosure.

BEDROOM TWO

4.067 x 2.895 (13'4" x 9'5")

There is a window to the rear, facing the balcony with some sea views, a built-in wardrobe space. The current owner has chosen to use the second bedroom as a dining room

BATHROOM

2.138 x 1.688 (7'0" x 5'6")

Comprising a part curved bath with shower over, a vanity unit with inset sink and storage and a WC.





UTILITY

2.315 x 2.075 (7'7" x 6'9")

Includes an airing cupboard housing gas boiler for water and central heating,, a dedicated work surface area with inset sink and drainer plus space and plumbing for a washing machine.

OUTSIDE

There are communal lawned gardens to the rear, a drying area and allocated oparking is situated in the carpark to the righthand side of the building.

TENURE

Leasehold.

125 Years from 31/12/2009

Ground Rent £250 PA

Maintenance Charge as of 2024/2025 £1950 PA, (includes buildings insurance and general upkeep of communal areas.

COUNCIL TAX BAND

E

EPC RATING

B

VIEWING

Strictly by appointment only via Spence Willard estate agents in Freshwater Village., 01983756575





Apartment 5 Heatherwood Lodge



FIRST FLOOR

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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