

SPENCE WILLARD



1, Lucerne Gate Lane, Freshwater, Isle of Wight, PO40 9QD

A character one bedroomed ground floor apartment with garden and parking located a 5 minute walk from Freshwater Bay seafront.

VIEWING

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This mid 1880's character home was converted into two apartments in the late 1980's and with the upper two storeys having the Freehold and this apartment having the remainder of a 999 Year Lease. The apartment shares the entrance porch and inner hall with the first floor but the front garden belongs to this apartment whilst the rear garden is part of apartment two. There is a right of way to and from the rear parking area offering own private parking space. The apartment itself has a generous living room with space for a three piece suite and a table and chairs as desired and features a period fireplace. The inner lobby provides access to the bedroom which is a double with fireplace, built-in double wardrobe and double glazed door to side courtyard. Moving further into the apartment, there is a kitchen/breakfast room, a utility room and a modern shower room upgraded in recent times. There is a private front garden and a parking space to the rear.

LOCATION

This part of Freshwater Bay is a great mix of period homes with a number of Victorian and Edwardian properties lining one side of the road. The location opposite Dimbola Lodge offers some enviable local walks across the downs with some spectacular seaviews and trails to The Needles and surrounding area. Freshwater Bay seafront is within a 3-4 minute walk and there are some local cafe's and restaurants and a nearby General Store. The main shopping area in Freshwater is a 5 minute drive away too with a range of supermarkets and bespoke shops. The nearest Ferry to and from mainland UK can be found at Yarmouth within 10 minutes drive with regular sailings to and from Lymington.

SHARED ENTRANCE

Door to and from the front garden with access to inner shared hall with other apartment upstairs.

LIVING ROOM

15'7" x 14'7"

Featuring an impressive character marble fireplace with open fire and three window looking over front garden.

INNER LOBBY

Providing access between living room and kitchen with understairs built-in cupboard.

KITCHEN

12'9" x 10'4"

With work surface area both sides and a good range of wall and floor mounted kitchen units. There is an integral hob, double oven/grill and an inset one and half sink and drainer. There is also space for an upright fridge/freezer and some additional storage in old unused chimney breast. Window to the side and arch to:

UTILITY

8'6" x 4'5"

A useful space with worksurface area, space and plumbing for a washing machine. There is a window to the rear and door into side and rear courtyard areas. Internal door to:

SHOWER ROOM

8'6" x 5'8"

Modernised in recent time and now comprising a double shower and a vanity unit with inset wash basin and low-level WC. Window to rear.

BEDROOM ONE

14'1" x 10'7"

A double bedroom with feature fireplace, built-in double wardrobe and galzed door to private courtyard.

OUTSIDE

Gated access from main road into front garden providing access to shared entrance and having room for outside table and chairs with mature shrubs and wood fencing. There is a courtyard area to the rear with right of way across rear garden to and from allocated parking space.

TENURE

Leasehold

one of two apartments with upper floor holding the Freehold 999 Years Lease starting from November 1986.

Ground Rent payable is £35 per annum with no current maintainance payable.

COUNCIL TAX BAND

A

EPC RATING

TBC

VIEWING

Strictly by appointmnet only via Spence Willard in Freshwater



Apartment 1 Lucerne



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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