

SPENCE WILLARD



Michaelmas, Southdown Road, Freshwater Bay, Isle of Wight

An imposing detached three bedroom bungalow on the southerly outskirts of Freshwater Bay backing on to the farmland close to downland walks and accessible the beach.

VIEWING

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The property does require some updating and modernisation but offers fabulous potential to create a lovely home in an attractive coastal setting with well proportioned rooms warmed by a gas central heating system and featuring double glazed windows, except the conservatory. Most of the original interior doors including a wonderful arched entrance door are retained together with a number of other original fixtures and fittings. The accommodation comprises a spacious entrance hall, a living room with conservatory off, a separate dining room, kitchen/breakfast room, a utility room, three double bedrooms a bathroom and two WCs. There is also further potential within the existing roof space for conversion subject to obtaining any necessary permissions/consents. Outside, there are good sized gardens adjoining farmland to the side and rear. There is ample off road parking for several cars and access to a timber single garage.

LOCATION

Southdown Road is a quiet unadopted road within easy reach of the beach, Nature Reserve, 18 Hole Golf Course and provides access onto the Tennyson Trail, where some of the Island's best scenery can be enjoyed and is perfect for walking or off road cycling. The beach is within a few hundred yards walk also and features the iconic and recently refurbished Albion Hotel. There are a number of other popular beaches in the local area such as Compton Bay, popular for surfing, Colwell Bay which hosts the well regarded coastal restaurant, The Hut and Totland Bay, renowned for its sunsets, with The Waterfront public house and Pier Cafe. Also within a short drive is the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal as well as a good range of pubs and restaurants, making this property ideal as both a permanent home or a second home/holiday retreat.

PORCH

Leading to:

ENTRANCE HALL

A spacious area with a large side window providing good light.

LIVING ROOM

18'2" x 12'11"

A sunny dual aspect room with a fireplace as its main focal point and double doors leading to:

CONSERVATORY

10'9" x 8'6"

with access out to the garden.

DINING ROOM

13'11" x 12'5"

Another generous reception room enjoying a sunny dual aspect with a corner fireplace (not open).

KITCHEN

14'5" x 12'3"

With ample space for a breakfast table and fitted with cupboards, drawers and work surfaces incorporating a double drainer sink unit, an integrated electric double oven and a gas hob. In addition, there is a built-in dresser style storage unit and a wonderful shelved pantry.

UTILITY ROOM

11'7" x 4'11"

A useful space with ample room and plumbing for a washing machine as well as other appliances.

REAR LOBBY

with external door to the garden.

WC**INNER HALL**

with doors leading off to the bedrooms and bathroom and access to the roof space with pull down loft ladder.

BEDROOM 1

17'0" x 12'5"

A large double bedroom enjoying a dual aspect to the side and rear with a view to Afton Down and two built-in wardrobe cupboards.

BEDROOM 2

12'5" x 10'9"

Another generous double bedroom with a window to the side.

BEDROOM 3

12'3" x 7'0"

A double bedroom with an outlook over the rear garden towards Afton Down and featuring a built-in corner cupboard.

BATHROOM

9'0" x 6'2"

With suite comprising bath with shower attachment over and a vanity wash basin. A built-in cupboard houses the gas central heating boiler.

SEPARATE WC**OUTSIDE**

The gardens are situated to the front, side and rear of the property and are enclosed by established hedging, mainly laid to lawn and stocked with a variety of plants and shrubs. to the front is a five bar gated vehicular access onto a gravelled driveway providing ample parking and turning space for a number of cars together with a driveway along one side of the property to a timber single garage. The rear and side gardens adjoin farmland and enjoy a good degree of privacy.

COUNCIL TAX BAND

F

EPC RATING

D

POSTCODE

PO40 9UA

TENURE

Freehold

VIEWING

Strictly by appointment with the selling agent Spence Willard.



Michaelmas



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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