

SPENCE WILLARD



1 Battery Court, Hurst Point View, Totland Bay, Isle of Wight

An immaculate ground floor coastal three bedroom apartment with a far reaching sea view across the Western Solent to the mainland beyond.

VIEWING

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The accommodation has been extensively refurbished in recent years to provide comfortable and stylish apartment with the added benefit of direct access out to a private patio terrace from the open plan living space and master bedroom. On entering the property, you are greeted by a generous entrance hall with oak flooring which continues through to the bedrooms and reception space creating a seamless flow. The kitchen area is well fitted with a range of modern cupboards and drawers and enjoys a southerly outlook. The adjacent dining area has ample space for a dining table and chairs and is complete with a fitted dresser display unit. Moving through to the dual aspect living room, this is the perfect place to sit and enjoy the sea view. The master bedroom is fitted with good storage and features a spacious en suite shower room leading off with a good sized walk-in shower cubicle. The other two bedrooms enjoy an easterly outlook and share the well appointed main bathroom complete with a separate shower cubicle and a fabulous freestanding bath. Outside, there are large communal grounds, mainly laid to lawn for all residents to use together with a front facing first floor balcony terrace ideal for enjoying the morning sun. To the front of Battery Court is the parking area where there is an allocated parking space together with a number of visitor spaces.

LOCATION

Pleasantly tucked away in a coastal location at the end of a private road, the apartment is within a mile of the shops, services and amenities in Freshwater and Totland. Also, local footpaths close by provide access to the popular beaches in Totland and Colwell Bays with local eateries including the The Hut and and The Waterfront. Within a ten minute drive is the historic harbour town of Yarmouth with its excellent sailing facilities, range of pubs and restaurants and mainland ferry terminal. making this apartment ideally suited as either a permanent or second home.

ENTRANCE HALL

A welcoming space featuring an extremely useful deep storage cupboard with ample space for coats and shoes as well as housing the hot water cylinder.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

DINING AREA

3.75m x 2.45m (12'3" x 8'0")

Featuring space for a dining table and chairs and opening through to the kitchen area and living room.

KITCHEN AREA

2.85m x 2.45m (9'4" x 8'0")

Well fitted with a range of modern cupboards, drawers and work surfaces incorporating an inset one and half bowl sink unit and integrated appliances including a washing machine, fridge/freezer, wine fridge and cooking facilities comprising an electric oven and gas hob with cooker hood over. The 'Vaillant' gas central heating boiler neatly concealed behind one of the wall cupboards.

LIVING ROOM

4.75m x 4.85m (15'7" x 15'10")

Enjoying a sunny dual aspect with far reaching views to the sea and mainland coastline as well as access to the private patio terrace.

MASTER BEDROOM

8.10m max x 3.10m narrowing to 2.95m (26'6" max x 10'2" narrowing to 9'8")

Well fitted with a run of smart recessed fitted wardrobe cupboards and drawers together with fitted chest of drawers incorporating a dressing table. The bedroom enjoys direct access out to the patio terrace and a coastal outlook to the sea.

EN SUITE SHOWER ROOM

1.70m x 3.10m (5'6" x 10'2")

A smart and generous en suite with a good sized walk-in shower cubicle, vanity sink unit and WC.

BEDROOM 2

3.60m x 3.00m (11'9" x 9'10")

A generous double bedroom with a fitted wardrobe cupboards and chest of drawers.

BEDROOM 3

2.70m x 2.15m (8'10" x 7'0")

Another good bedroom with an outlook to the front and fitted recessed shelving.

BATHROOM

2.00m x 2.40m (6'6" x 7'10")

A well appointed bathroom, fully tiled and comprising both a shower cubicle and a fabulous freestanding bath with floor standing bath filler tap. In addition, there is a WC and a vanity unit with a counter top basin.





OUTSIDE

On approaching Battery Court, there is a large communal parking area to the front of the building with an allocated parking space for each apartment together with a number of visitor spaces. The parking space for number one also has the benefit of an external double power point adjacent for the sole use of the apartment. The well maintained gardens adjacent to the parking area are landscaped and stocked with a variety established plants and shrubs with pathways leading to the two main communal entrance doors. There are two communal entrance halls providing access to four apartments each and featuring a communal front facing balcony for those particular four apartments.

To the rear of the building are large communal lawns for all the residents use. Apartment 1 has its own private area of patio terrace for their sole enjoyment with a timber storage building as well as an enclosed area of the communal grounds adjacent, for the apartment owners use by agreement from the residents.

COUNCIL TAX BAND

E

EPC RATING

C

TENURE

Leasehold with a share of the Freehold.

Lease - 999 years from 01/01/2013

Service Charge - £3250 per annum

Ground Rent - £0

POSTCODE

PO39 0AG

VIEWING

Strictly by appointment with the selling agent Spence Willard.







1 Battery Court



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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