

SPENCE WILLARD



54 Lanes End, Totland Bay, Isle of Wight, PO39 0BE

****CHAIN FREE* A two bedroomed mid-terrace extensively renovated 2024/2025 to a high standard with garden and parking. Totland Bay Seafront a five minute walk away.***

VIEWING

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



Extensively modernised and upgraded in late 2024/ early 2025, this two bedroomed mid-terraced home is well worth a closer look. On entering the property from the front footpath, you step into a brand new well equipped kitchen with utility cupboard under the stairs and on to the living room with new double patio doors to rear garden and newly carpeted stairs to first floor. The whole of the ground flooring is solid engineered oak. Moving upstairs there is a landing with loft access and doors off to two double bedrooms with new carpets and new windows. There is also a newly fitted bathroom including Vanity unit with inset sink, a WC, a bath and a heated towel ladder. There is also a cupboard which houses the new gas combination boiler and battery storage unit for the brand new solar panel array on the roof.

Outside the front garden is lawned with central pathway and the rear garden has been mostly gravelled with a patio area and wood fencing with rear gate to carpark area. There is also a connection ready for EV Car Charging Point if required. Parking is allocated and is at the rear of the fencing.

LOCATION

As well as being with a couple of hundred yards of the beach in Totland Bay, the property is also easily accessible to the coastal path leading onto Headon Warren and through to the seafront and beach in Colwell Bay. The shops in Totland village centre are with a short walk and the main shopping centre and amenities are located in Freshwater Village two or three minutes drive away. The nearest car ferry terminal can be found in the harbour town of Yarmouth with regular crossings to and from mainland UK via Lymington. is within a ten minute drive making this property ideally suited as either a permanent home or a second home/holiday retreat.

ENTRANCE

Open covered porch with door into;

KITCHEN

9'0" max x 8'6"

A newly fitted kitchen in 2025 with all new integrated appliances include comprising a good range of floor and wall mounted units with worksurfaces over, an inset one and half sink and drainer flexible mixer tap unit, an inset hob, an oven/grill and a microwave. With a window to the front, new door to outside and opening to inner lobby area with cupboard under the stairs ideal for utility area. The flooring is engineered oak and can be found throughout ground floor.

LOUNGE/DINER

12'4" x 14'0"

Newly fitted patio doors to rear garden, low energy downlighting and engineered oak flooring. Stairs to first floor;

FIRST FLOOR LANDING

All newly carpeted with loft access and doors off to:

BEDROOM ONE

8'8" x 12'4"

A double room with window to the front New carpet.

BEDROOM TWO

8'10" x 12'4"

Another double bedroom with window over rear garden. New Carpet.

FAMILY BATHROOM

Newly fitted 2025 and comprising a bath with shower fittings over ,a WC ,a vanity unit with bowl sink and large mirror a heated towel ladder. There is also a cupboard with new combination gas boiler and battery storage unit for the newly installed solar panel array.

OUTSIDE

Front garden with pedestrian access to main entrance and garden to the rear which has just been landscaped for low maintainance and is mostly gravveled with a patio area enclosed in wood fencing with gate to rear parking area and allocated space. There is a connection ready for an EV charging point if desired.

ADDITIONAL INFORMATION

The property was purchased in 2024 and has been extensively upgraded including rewiring, re-plumbing, installation of new windows and external doors, a new kitchen with appliances included, a new bathroom, a new gas boiler and the addition of solar panels with battery storage. The flooring is all new and includes engineered oak on the ground floor and carpeting upstairs. Outside there is new close board fencing with a gate and external lighting.

TENURE

Freehold

COUNCIL TAX BAND

B

EPC RATING

TBC

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.





GROUND FLOOR

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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