

SPENCE WILLARD



60 Lanes End, Totland Bay, Isle of Wight



*A fabulous corner terrace one bedroom house tucked away in a costal location and enjoying sunny south/west facing gardens as well as excellent parking for a number of cars.*

VIEWING

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The property features bright and airy accommodation enhanced by modern comforts such as gas central heating and double glazing. On the ground floor, there is a spacious lounge with direct access to the sunny rear garden, as well as a well-appointed kitchen. The entrance porch also offers a practical space that can be used as a small home office. Upstairs, the first floor comprises a generously sized double bedroom and a bathroom equipped with both a shower cubicle and a separate bath. Outside, the side and rear gardens are attractively landscaped for easy maintenance and are positioned to enjoy the sunny south and westerly aspect. Ample parking is available at both the front and rear of the property.

**LOCATION**

Situated in a coastal location, this property enjoys a convenient access to the beach and Turf Walk in Totland Bay together with the village shops just a few hundred yards away. Freshwater village centre, offering a variety of shops, services, and amenities, is less than a mile distant. The harbour town of Yarmouth, with its mainland ferry terminal, is reachable within a ten-minute drive, making this an ideal choice for either a permanent residence or a second home/holiday retreat.

**ENTRANCE PORCH/OFFICE AREA**

11'9" x 2'9"

A very useful area with space for a small office to one end.

**LOUNGE**

13'9" max x 11'7"

A good sized room with stairs leading off and patio doors out to the sunny garden and decking.



## KITCHEN

13'9" x 5'1"

Enjoying an outlook over the sunny garden and fitted with a range of smart modern cupboards, drawers and work surfaces incorporating an inset sink unit and providing under counter space for a washing machine, fridge and freezer. In addition, there is a freestanding gas cooker as well as a wall mounted gas central heating boiler.

## FIRST FLOOR LANDING

Featuring access to the loft space and a large airing cupboard with sliding doors, shelving and the hot water cylinder with electric immersion heater.

## BEDROOM

10'7" x 10'9"

A generous double bedroom with a useful built-in wardrobe cupboard and featuring an outlook to the rear with a sea glimpse.

## BATHROOM

5'10" x 7'4"

Fitted with a suite comprising WC, wash basin, bath and a corner quadrant shower cubicle with an electric shower unit. In addition, there is a chrome ladder style towel radiator.

## OUTSIDE

The property benefits from gated access at both the front, from Lanes End, and the rear via the communal car park. At the front, there is a neatly graveled parking area offering space for two vehicles, along with gated entry into the side garden, which leads to the main entrance. The side garden includes a patio area and a well-equipped garden workshop measuring approximately 2.80m x 2.50m, widening to 3.00m, and fitted with power and lighting. A timber archway opens into the rear garden, which has been attractively landscaped for low maintenance with a range of mature plants and shrubs, as well as a raised pond and water feature, decorative lamp post and a retractable garden sun awning. The garden is designed to maximize the sunny aspect and includes hard landscaping features such as raised timber decking. A timber shed is discreetly positioned for additional storage. At the rear, a pedestrian gate provides direct access to the communal car park, where an additional allocated parking space is available.

## COUNCIL TAX BAND

B

## EPC RATING

C

## TENURE

Freehold

## POSTCODE

PO39 0AL

## VIEWING

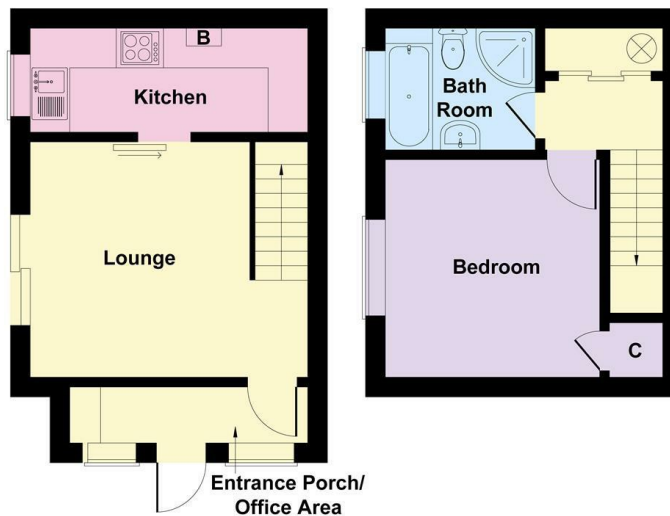
Strictly by appointment with the selling agent Spence Willard.







## 60 Lanes End



**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.

**Produced by Potterplans Ltd. 2025**



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