

SPENCE WILLARD



Greenbush Cliff Road, Totland Bay, Isle of Wight, PO39 0EW

A well presented and chain-free detached 3/4 bedroomed bungalow with conservatory and parking on the coastal fringes of Totland Bay.

VIEWING

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Offering some sea views from the rear garden this detached 3/4 bedroomed bungalow offers flexible accommodation and off-road parking. On entering the property you will start to appreciate the size of the bungalow which briefly comprises a large open plan room with fitted kitchen, a matching Island and a seating area with feature log burning stove. From here there is an opening to a good sized conservatory with views to the rear gardens and access to patio etc. In addition there are three bedrooms one looking over rear garden and two looking to the front plus a study/fourth bedroom as desired. There is a bath and shower room plus a separate WC. Moving outside there is a large wood built workshop which may be available by separate negotiation. There is parking to the front for two cars and access down the side to pretty landscaped gardens with sea views from the top of the garden.

LOCATION

The property is situated in a small cul-de-sac of four bungalows located along Cliff Road in Totland Bay with nearby steps down to seafront with walks to Totland Bay Pier and beyond. There are numerous country and coastal walks to enjoy to and there is a handful of local shops a couple of minutes drive away or short walk away with the larger shopping centre within five minutes by car offering a good mix of supermarkets, bespoke shops and eateries together with a sports centre with indoor pool, a health centre and a library. The nearest regular ferry crossing can be found in Yarmouth with sailing to and from Lymington and onward rail and road connections.

HALL

A light and airy space with hanging space for coats, a built-in cupboard housing gas combination boiler and access to.

OPEN PLAN LIVING AREA COMPRISING:

7.680 x 5.420 narrowing to 3.625. (25'2" x 17'9" narrowing to 11'10".)

The current owners have reconfigured the old layout and converted the old integral garage and created an open plan space with plenty of natural light, a kitchen and seating area plus access to a utility room. Further details below:

KITCHEN

The kitchen offers a good range of kitchen units with worksurfaces over including inset sink and drainer and a large matching Island doubling as a breakfast bar further adding to the space. There is an inset five burner hob with integral oven/grill under with cooker hood over and matching splashbacks. External door to outside and door to

UTILITY

A useful space with plumbing and space for a washing machine and some storage space.

LOUNGE AREA

Offering a light and airy space to sit with corner free-standing wood burning stove and arch into

CONSERVATORY/SUNROOM

4.570 x 3.505 (14'11" x 11'5")

Another space bathed in natural light currently used as a dining area and offering access to the side patio and rear garden via sliding patio door..

BEDROOM 1

3.755 x 3.245 plus built-in wardobes (12'3" x 10'7" plus built-in wardobes)

A double room with window overlooking rear gardens with a built-in triple wardrobe with sliding doors.

BEDROOM 2

3.780 plus door recess x 2.350 (12'4" plus door recess x 7'8")

Another double room with dual aspect windows.

BEDROOM 3

3.575 x 2.935 (11'8" x 9'7")

Another double room with window to front.





STUDY/OCCASSIONAL BEDROOM

2.160 x 1.620 (7'1" x 5'3")

Currently used as a study/office with window to the front but could be a single bedroom if required.

BATH AND SHOWER ROOM

2.665 x 2.080 (8'8" x 6'9")

Comprising a curved corner shower, a free standing bath, a wash hand basin and a WC.

OUTSIDE

To the front there is off-road parking for two vehicles a lawned area plus access to side and rear gardens. The rear garden includes a feature pond, some mature planting, at good sized patio and a lawned area with some sea views from the rear of the garden. There is a couple of wood outbuildings which may be available by separate negotiation.

TENURE

Freehold

COUNCIL TAX BAND

E

EPC RATING

D

VIEWING

Strictly by appointment via the selling agent Spence Willard.







Greenbush



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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