

SPENCE WILLARD



12 Golden Ridge, Freshwater, PO40 9LE

A chain free detached two bedroomed bungalow with garage in need of modernisation located in Freshwater close to amenities and nearby seafronts.

VIEWING

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In need of modernisation, this "chain free" detached bungalow with parking and garage offers two double bedrooms, a lounge/dining room, a conservatory, a kitchen with side porch area, and a bathroom. Outside there are gardens to both front and rear with the front having space for two vehicles on hardstanding drive with access to garage. The front garden itself also has a number of mature planted shrubs and is otherwise mostly laid to lawn. There is side access to the rear garden which is also a combination of lawn, with some planted shrubs and a patio area.

LOCATION

Golden Ridge is predominantly bungalows all purported to have been built circa mid-1970's and a couple of minutes or so drive away from the village centre with its good mix of bespoke shops and eateries together with some well known supermarket chains. In addition the village has a sports centre with indoor swimming pool, a health centre and a library and the local seafronts at Colwell Bay, Totland Bay and Freshwater Bay are all nearby. The closest ferry terminal to and from mainland UK via Lymington is less than a ten minute away at nearby Yarmouth.

PORCH

Windows to front and side with external door to outside and internal door into:

HALLWAY

L-shaped hall with two built-in storage cupboards and doors off to.

LOUNGE/DINER

14'11" x 12'9"

The room is a good size with dual aspect windows and double patio doors lead into conservatory and there is also access to the kitchen.

CONSERVATORY

11'5" x 10'7"

Windows to three sides and patio doors into rear gardens.

KITCHEN

10'0" x 7'10"

In need of modernisation and currently comprising a few floor and wall mounted units with some work surface areas over. There is an old free-standing gas central heating boiler and space for a free-standing cooker as desired. There is a window to the front and glazed door into.

SIDE PORCH

7'8" x 4'7"

A useful storage area with door to rear garden.

BEDROOM ONE

11'11" x 9'11"

A double bedroom with window to the rear overlooking garden. Built-in wardrobe.

BEDROOM TWO

10'0" x 8'10"

Another double bedroom with window to the front.

BATHROOM

Currently comprising a WC, wash hand basin and a walk-in disabled shower. Obscure window to the rear.

GARAGE

Remote controlled and electrically operated roller shutter door to the front with pedestrian access to the side. Potential for garage conversion into more living accommodation subject to usual planning/building consents not currently forming

OUTSIDE

The bungalow is situated in the centre of its plot with mature gardens and off-road parking to the front with side access to rear garden which is also maturely planted with lawned area and patio.

TENURE

Freehold

COUNCIL TAX BAND

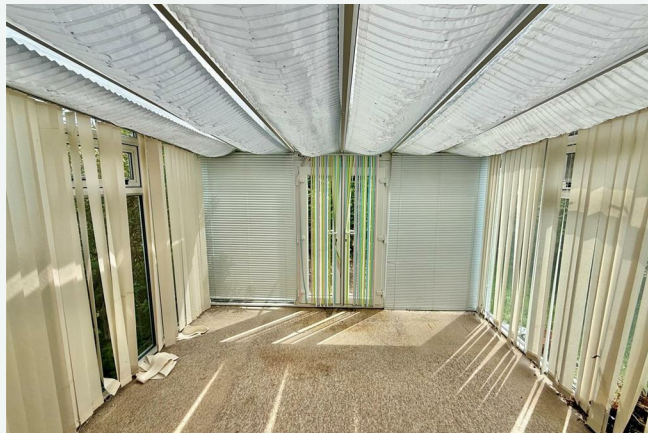
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EPC RATING

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VIEWING

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



12 Golden Ridge



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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