

SPENCE WILLARD



Flat 4 Victoria Court, Victoria Road, Freshwater, Isle of Wight

A good sized purpose built two bedroom first floor flat with a balcony and garage situated on the fringes of Freshwater close to Freshwater Bay.

VIEWING

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The property comprises two double bedrooms, a generous entrance hall, a well-proportioned lounge with access to a balcony enjoying downland glimpses, a bathroom, and a kitchen. It benefits from double-glazed windows and is heated via electric night storage heaters to the bedrooms, lounge and entrance hall. Externally, the flat enjoys access to well-maintained communal gardens and includes a garage in a block at the rear of the building.

LOCATION

Situated near Freshwater Bay, this property is just a short stroll from the popular Orchard Brothers general store and the Piano Cafe. Scenic footpaths nearby provide access to Tennyson Down, where you can take in stunning coastal views. Freshwater Bay beach is approximately half a mile away, while the shops and amenities of Freshwater village are about a mile from the property. The harbour town of Yarmouth, with its ferry terminal to the mainland, is also conveniently located just a ten-minute drive away.

ENTRANCE HALL

11'3" x 7'8"

A good sized welcoming space featuring a cloaks storage cupboard, access to the loft space and an airing cupboard housing the hot water tank.

LOUNGE

15'10" x 10'4"

A good sized reception room enjoying an outlook to the front with downland glimpses and featuring patio doors onto a private balcony.

KITCHEN

10'9" x 8'4"

Fitted with a range of modern cupboards, drawers and work surfaces with space for a freestanding electric cooker and a washing machine together with ample room for a fridge/freezer and a breakfast table if desired.

BEDROOM 1

11'3" x 10'9"

A generous double bedroom with built-in cupboards, a chest of drawers and an outlook over the communal rear gardens.

BEDROOM 2

11'1" x 10'9"

Another good double bedroom with an outlook to the rear and a built-in wardrobe cupboard with chest of drawers adjacent.

BATHROOM

7'8" x 6'6"

With suite comprising WC, wash basin and a bath together with a heated towel rail and a window to the side.

OUTSIDE

There are well maintained communal grounds to the front and rear of Victoria Court offering ample space for residents use. In addition, there is a communal driveway to one side which leads around to an area at the rear where there is a single garage in a block belonging to the flat.

COUNCIL TAX BAND

C

EPC RATING

tbc

TENURE

Leasehold

Lease - 999 years from 24/06/1976

Service Charge - £1658 per annum

Ground Rent - £10 per annum (included in the service charge).

POSTCODE

PO40 9PU

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





4 Victoria 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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