

SPENCE WILLARD



Flat 3 Bowbridge Court, Hooke Hill, Freshwater, Isle of Wight

A ground floor purpose built two bedroom apartment close to the village centre with communal grounds and an allocated parking space.

VIEWING

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The flat offers good space with a spacious lounge/diner and one of the bedrooms enjoying a dual aspect. The other bedroom features built-in storage and an en suite WC. The kitchen area is fitted with ample cupboards and space for various freestanding appliances and the good sized shower room provides a convenient facility. The flat is warmed mostly by electric night storage heating along with a couple of additional electric heaters and the windows are double glazed. Outside, there are communal grounds including a large car parking area with an allocated parking space for the flat.

LOCATION

Bowbridge Court is conveniently situated at the bottom end of Hooke Hill, close to the local bus route and within a few hundred yards of Freshwater village shops and services including the health centre, library, recreation ground, sports centre and community swimming pool. The harbour town of Yarmouth, with its ferry terminal provides good access to the mainland and is within a ten minute drive.

ENTRANCE HALL

with shelved linen cupboard and an airing cupboard housing the hot water tank.

LOUNGER/DINER

17'2" x 13'1" plus bay

A spacious dual aspect reception room with a bay window to the front.

KITCHEN

11'3" x 7'10"

Fitted with a range of cupboards, drawers and work surfaces incorporating an inset sink unit. There is space for a freestanding electric cooker, upright fridge/freezer and plumbing for a washing machine.

BEDROOM 1

11'1" x 13'1"

A generous dual aspect double bedroom with an outlook to the side and rear.

BEDROOM 2

9'0" plus recess x 11'3"

Another good bedroom with fitted wardrobe cupboards and a door to:

EN SUITE WC

with WC and wash basin.

SHOWER ROOM

9'8" x 5'4"

A generous facility with tiled walls, a walk-in shower cubicle, wash basin and WC.

OUTSIDE

There are communal grounds to all sides of the building which are mainly laid to lawn. A block paved vehicular access leads off Hooke Hill along one side of the property into a sizeable communal car parking area with an allocated parking space for the flat.

COUNCIL TAX BAND

B

EPC RATING

D

TENURE

Leasehold with a Share of the Freehold

Lease: 125 years from 17/10/1989

Service Charge: £1225 per annum for 2025/2026

Ground Rent: £25 per annum

POSTCODE

PO40 9BG

VIEWING

Strictly by appointment with the selling agent Spence Willard.



3 Bowbridge 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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