

SPENCE WILLARD



15 Regina Road, Freshwater, PO40 9DJ

A chain-free detached two bedroomed bungalow with two reception rooms and a conservatory located on the fringes of Freshwater.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



DESCRIPTION

Located on the fringes of Freshwater, this detached bungalow offers generous accommodation and nestles in a good sized plot. On entering the property via front porch, you step into a light and airy living room, a garage conversion currently used as a dining room, a kitchen, a conservatory with glass roof plus two bedrooms and a shower room. Moving outside there is off-road parking for two vehicles and the rear garden has a large metal shed. The bungalow is in need of some modernisation but is overall in good condition and there is a modern gas boiler already in place and also an old fireplace in the living room with potential for a log burning stove if desired. The bungalow is also chain-free.

LOCATION

The property is in an area which is predominantly bungalows with this one built in the late 1960's. There are plenty of countryside walks and pathways avoiding main roads to local landmarks, seafronts and shops and there is a bus stop within a couple of minutes walk and the nearest shops are in Freshwater Village which is a 10-15 minute walk or a couple of minutes drive away and offers a good range of bespoke shops and branded supermarkets together with a range of eateries, a sports centre with indoor pool, a health centre and a library. The nearest ferry to and from mainland UK can be found a 5-6 minute drive away at Yarmouth with regular crossings to and from Lymington for both car and foot passengers alike.

PORCH

Accessed from the front pathway via double glazed door with another internal door into:

LIVING ROOM

5.172 x 3.193 (16'11" x 10'5")

A generous living space with window to the front and an old chimney offering potential for a log/multi-fuel burning stove. Doors off to:

KITCHEN

4.269 x 2.162 (14'0" x 7'1")

With window overlooking rear garden and comprising a range of wall and floor mounted units with work surface areas over and an inset sink and drainer. There is space and plumbing for a washing machine and space for a free standing cooker with cooker hood over. A wall mounted gas boiler was installed in the last 3 years or so. Door into:

CONSERVATORY

2.960 x 2.162 (9'8" x 7'1")

Built 2015-2016, the conservatory benefits from having a glass roof and double patio doors to rear garden and double doors into:

DINING ROOM

4.723 x 2.960 (15'5" x 9'8")

Formally the garage and converted with current use as a dining room. There is also a window to the front and the rear of the fireplace in the living room with potential, subject to building regulations etc, to install an open fireplace between living room and dining room if desired.

INNER LOBBY

Accessed from the living room and with doors off to:

BEDROOM ONE

3.784 x 2.918 (12'4" x 9'6")

A double bedroom with window to the front garden.

BEDROOM TWO

3.130 x 2.756 (10'3" x 9'0")

Another double bedroom with window overlooking rear gardens.

SHOWER ROOM

2.162 x 1.820 (7'1" x 5'11")

Comprising a curved corner shower, WC and wash hand basin. There is an obscure window to the rear.





OUTSIDE

The bungalow occupies a good sized plot and sits back towards the centre with the front garden offering off road parking, a lawned area and mature hedging, shrubs and trees. There is also gated access to the rear garden which is bigger than first expected with a good size patio, lawned area, some planted borders and a large metal storage shed.

TENURE

Freehold

COUNCIL TAX BAND

C

EPC RATING

D

VIEWING

Strictly by appointment via Spence Willard Estate Agents





15 Regina Road



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. 2024

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.