

SPENCE WILLARD



1, Ardfern Gate Lane, Freshwater, PO40 9QD

A chain free two bedroomed ground floor apartment with own garden and allocated parking located in Freshwater Bay.

VIEWING

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The entrance from the private front garden takes you into a generous inner hall with access off to a large light and airy living room with feature fireplace, a well appointed kitchen/diner, two double bedrooms and a modern shower room. Outside to the rear there is a right of way to and from the parking area offering own private space accessed from The Square.

LOCATION

This part of Freshwater Bay is a great mix of period homes with a number of Victorian and Edwardian properties lining one side of the road. The location, opposite Dimbola Lodge, offers some enviable local walks across the downs with some spectacular seaviews and trails to The Needles and surrounding area. The seafront at Freshwater Bay is withing a 3-4 minute walk and there are some local cafe's and restaurants locally and a nearby General Store. The main shopping area is in nearby Freshwater Village and is a 5 minute drive away too with a range of supermarkets and bespoke shops, a sports centre with indoor heated swimming pool , a health centre and a library.. The nearest Ferry to and from mainland UK can be found at Yarmouth within a 10 minute drive with regular sailings to and from Lymington.

HALLWAY

A well proportioned hall with access to all rooms with door to and from front garden.

LIVING ROOM

15'7" narrowing to 14'9" x 14'7"

A light and airy room with wood stripped flooring, windows overlooking the front gardens and a feature fireplace making this a comfortable space to relax.

KITCHEN/DINER

12'3" x 10'10"

The kitchen offers ample work surface areas and has a good range of wall and floor mounted kitchen units. There is a "New World" range style gas and electric cooker inset within old fireplace with matching cooker hood over, a slimline dishwasher, space and plumbing for a washing machine, inset one and half stainless steel sink and drainer, soft-close units and downlighting. There are double glazed patio style doors to the side with access to rear parking area.

BEDROOM ONE

12'1" x 11'10"

A double bedroom with window to the rear and feature fireplace.

BEDROOM TWO

10'10" x 7'1"

A smaller double room with built-in cupboard housing Gas Boiler and additional shelving space.

SHOWER ROOM

Comprising a double shower, vanity unit with inset sink and cupboard under and low level WC.

OUTSIDE

To the front there is a private garden with patio area, some mature shrubs and trees plus footpath from main road to private entrance.

TENURE

LEASEHOLD

999 YEARS FROM JUNE 2014

POSTCODE

PO40 9QD

COUNCIL TAX BAND

B

EPC RATING

C

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater



1, Ardfern



Not to Scale. Produced by The Plan Portal 2026
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