

SPENCE WILLARD



Apartment 7, Southdown Mews, Southdown Road, Freshwater, Isle of Wight

A well proportioned and modernised two bedroom first floor apartment with master ensuite, garage and own private garden on the fringes of Freshwater Bay.

VIEWING

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In a quiet, sought after area locally, this two bedroomed apartment has been extensively modernised by the current owners and includes a garage, parking and a private garden. Southdown Mews is actually two small blocks of four apartments each which enjoy the surrounding countryside and the advantages of being within walking distance of the seafront at Freshwater Bay.

No.7 can be found in the second block on the first floor and is accessed via a communal staircase which leads up to a pair of apartments. There is a small landing with private entrance leading into an unexpectedly well proportioned hall with own private loft access and doors off to rest of the rooms. The accommodation itself briefly comprises two double bedrooms with one enjoying a good range of built-in wardrobes and a recently created luxury ensuite bathroom, a spacious living/dining room with "Juliet balcony overlooking rear gardens, a generous fitted kitchen and a separate shower room.

Moving outside there is an en-bloc single garage with parking in front and access down the side to the mature rear gardens which have been sectioned off into four so each apartment has its own private garden. (No.7's is at the bottom lefthand side when looking from the apartments). The apartment also benefits from having a share of the freehold.

LOCATION

Southdown Mews itself is located on Southdown Road which is amongst one of the most sought after areas locally being just a short stroll away from Freshwater Bay seafront. The properties on Southdown Road are a real mix of houses, and bungalows with just a handful of Apartments such as this available at any given time. This block of four apartments were created in the late 1980's and have all main services connected, and Freshwater Bay, Tennyson Down and the Freshwater golf course are all nearby

The nearest shopping centre is situated in Freshwater village just a 2-3 minutes drive away and includes some bespoke shops, well known branded supermarkets and a variety of eateries. Freshwater village also has a Sports Centre with indoor pool, a Health Centre and a library. The closest ferry crossing can be found at Yarmouth with regular sailings most days to and from Lymington and is approximately a 5-6 minutes drive away making this a desirable location for both a permanent or holiday home.

HALL

A good sized light and airy space with some room for storage and access to private useful boarded loft area. Doors off to:

LIVING ROOM/DINING AREA

5.400 x 3.55 (17'8" x 11'7")

A pleasantly surprisingly generous living space with Juliet style balcony overlooking the gardens and across surrounding countryside. This is a great room to relax and especially enjoyable with balcony doors open on warmer days giving the illusion of being in the heart of the countryside. There is plenty of room for seating and a table and chairs as desired.

KITCHEN

3.75 x 3.000 (12'3" x 9'10")

Offering a good range of matching floor and wall mounted kitchen units complimented by ample worksurface areas including an inset one and a half sink and drainer. Appliances include is an inset hob, a built-in Neff Oven and a fridge plus space and plumbing for a washing machine. The window frames the countryside views and there is space for a small table and chairs if desired.

BEDROOM ONE

3.600 x 3.35 (11'9" x 10'11")

A double bedroom with window to the front and one wall benefiting from having built-in wardrobes with mirrored sliding doors and internal door into:

ENSUITE BATHROOM

2.25 x 2.000 (7'4" x 6'6")

A luxurious bathroom suite with freestanding bath, a Bidet, a wash hand basin, a WC and a heated towel rail. The walls are fully tiled and there is an obscure window to the side.

BEDROOM TWO

4.200 x 2.550 (13'9" x 8'4")

Another double bedroom with window to the front.

SHOWER ROOM

2.45 x 1.650 (8'0" x 5'4")

Comprised of a double shower unit, WC and wash hand basin. There is also a heated towel ladder and extractor.

OUTSIDE

To the front there is a gravelled area with access to the communal entrance, garage and parking plus footpath around the side to rear gardens.

The main rear gardens have been previously been divided so each of the four apartments has its own private garden area. The garden for sole use of apartment 7 is the left hand rear garden which is mostly laid to lawn with some mature planted areas, There are some views to the countryside and the current owners have recently added some new fencing.





ADDITIONAL INFORMATION

In more recent times the apartment has been tastefully upgraded and decorated by the current owners to include the creation and installation of an ensuite bathroom, including freestanding bath, the replacement of original internal doors, (now oak), upgrades to the shower room, installation of a new electrical consumer unit with electrical check completed early 2026 and some new wood fencing to the rear garden.

TENURE

Share of Freehold with remainder of 999 Year Lease from 1988.

The current Service Charge is circa £600 PA which includes Building Insurance.

Holiday Letting is not permitted but apartment can be a holiday home.

COUNCIL TAX BAND

C

EPC RATING

TBC

POSTCODE

PO40 9UA

VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater. Telephone 01983756575.





Flat 7, Southdown Mews



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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