

SPENCE WILLARD



3 Victoria Court, Victoria Road, Freshwater Bay, Isle of Wight

A well located ground floor purpose two bedroom built flat between Freshwater and Freshwater Bay with large communal grounds and a garage.

VIEWING

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The property is well-presented and comprises a good sized lounge to the front leading on to private patio area, together with a well appointed kitchen and a generous entrance hall. The two double bedrooms are located to the rear, with one having access out to the communal rear gardens. A shower/wet room provides a convenient facility, especially for those with more limited mobility. The property is warmed by a mixture of individual electric heaters and the windows and external doors are all replacement uPVC double glazed. Outside, Victoria Court is pleasantly screened from the road by established hedging and also enjoys large communal gardens to the front, side and rear along with a useful single garage en-bloc located to the rear.

LOCATION

Situated adjacent to a highly regarded conservation area, Victoria Court enjoys an enviable position just a short stroll from the Orchard Brothers convenience store, the popular Piano Café, and a public footpath leading directly onto Tennyson Down. The charming thatched church of St Agnes sits moments away, while Freshwater Bay, with its beach and the newly refurbished Albion Hotel, is only a few hundred yards from the property. A wider selection of shops and amenities can be found in Freshwater village centre, and the picturesque harbour town of Yarmouth, offering excellent sailing facilities and a mainland ferry connection, is around ten minutes' drive. Altogether, this is an appealing choice as either a superb lock-up-and-leave retreat or a comfortable permanent home.

ENTRANCE HALL

A generous area with ample space for a breakfast table and chairs if desired. A built-in cupboard and separate airing cupboard housing the hot water tank provide good storage.

LOUNGE

15'10" x 10'5"

A good sized reception with patio doors leading out to a patio terrace. A feature fireplace (not open) with inset modern electric fire provides an attractive focal point.

KITCHEN

10'11" x 8'4"

The kitchen is well fitted with a good number of cupboards and drawers complemented by ample work surface providing a practical space with good storage. There is an inset sink unit as well as an integrated electric double oven and a ceramic hob with a cooker hood over. In addition, there is space for a washing machine and an upright fridge/freezer.

BEDROOM 1

11'1" x 10'9"

A good sized double bedroom overlooking the communal grounds to the rear and offering ample space for a double bed, wardrobes and other furniture.

BEDROOM 2

11'3" x 10'9"

Another good double bedroom providing versatile space as another reception area if desired and enjoying and outlook and access out to the communal rear garden.

SHOWER/WET ROOM

7'8" x 6'4"

Refurbished in more recent times to provide a modern facility with a sealed self draining floor accompanied by an electric shower unit, a WC and a vanity wash basin with storage under. A ladder style electric towel radiator provides a practical touch.

OUTSIDE

To the front of Victoria Court there are stocked and enclosed gardens providing good privacy and screening from Victoria Road. There are pathways leading to the two communal entrance halls as well as private patio areas for each of the ground floor flats. To the side of the building is a driveway providing access to the rear communal car parking area and single garages en bloc, one of which belongs to the flat. Adjacent, there is a large area of communal garden which is mainly laid to lawn and stocked with a variety of plants and shrubs for all residents to enjoy.

COUNCIL TAX BAND

C

EPC RATING

C

TENURE

Leasehold with a share of the Freehold

Lease: 999 years from

Service Charge: £1648 per annum

Ground rent: £10 per annum

POSTCODE

PO40 9PU

VIEWING

Strictly by appointment with the selling agent Spence Willard.





3 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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