

SPENCE WILLARD



Hillcrest, Victoria Road, Freshwater, Isle of Wight

A superb opportunity to secure a detached three-bedroom bungalow set in large gardens, perfectly positioned between Freshwater village amenities and its beautiful beach in the bay.

VIEWING

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



The property offers bright, airy and well-balanced accommodation, beginning with a sizeable and welcoming entrance hall. There are three generous bedrooms together with both a separate shower room and a family bathroom. To the rear, the practical kitchen/diner enjoys direct access to the garden and leads through to a well-proportioned lounge, also positioned at the rear and overlooking the extensive grounds.

The home benefits from gas central heating and double glazing to all but two charming character windows. Externally, the front garden provides off-road parking for two vehicles with ample scope to create additional parking or turning space if required. The expansive rear garden is a standout feature, offering superb potential and abundant space for leisure, relaxation and cultivation.

LOCATION

Hillcrest enjoys a wonderfully convenient position along Victoria Road, one of Freshwater's well-regarded residential areas, placing the property within easy reach of both the village centre and the stunning beach and coastline at Freshwater Bay. The village offers an excellent range of everyday amenities including supermarkets, independent shops, cafés, a leisure centre and practical services, all just a short stroll or drive away.

Footpaths and bridleways nearby lead onto miles of beautiful countryside and coastal scenery, with routes towards Tennyson Down, Golden Hill Country Park and the dramatic chalk cliffs of Freshwater Bay. The popular sandy beach at Colwell Bay, home to the renowned restaurant The Hut, is another popular beach also close at hand.

For mainland connections, the charming harbour town of Yarmouth is only a few minutes' drive from Hillcrest, offering regular ferry services, excellent sailing facilities and a choice of pubs and eateries.

ENTRANCE HALL

A spacious area with a useful built-in cloaks storage cupboard, together with a useful deep utility cupboard housing a 'Worcester' gas central heating boiler and space for a washing machine.

KITCHEN/DINER

5.95m x 2.70m (19'6" x 8'10")

Overlooking the rear garden, the kitchen area is fitted with a range of cupboard drawers and work surfaces providing a good range of storage. There is space for a freestanding cooker and also under counter space for another appliance. The dining area leads through to the lounge and also features double doors leading out to the garden.

LOUNGE

4.25m x 3.95m (13'11" x 12'11")

A well proportioned room enjoying a triple aspect with an outlook over the rear garden. A fireplace provides an attractive focal point with potential as an open fire if desired.

BEDROOM 1

3.90m x 3.00m (12'9" x 9'10")

A generous double bedroom with an outlook to the front.

BEDROOM 2

3.90m x 3.30m (12'9" x 10'9")

Another good double bedroom with a similar outlook to the front and useful built-in wardrobe cupboards.

BEDROOM 3

3.35m x 2.40m (10'11" x 7'10")

A third double bedroom also looking out to the front.

SHOWER ROOM

Fitted with a suite comprising WC, wash basin and a shower cubicle.

BATHROOM

With a tiled floor and part tiled walls and fitted with a suite comprising WC, wash basin and a bath with a shower attachment over.

OUTSIDE

To the front of the property is a good sized area of garden partially enclosed and mainly laid to lawn with a variety of established plants and shrubs. There is access to both sides of the property as well as a driveway providing off road parking for two cars. The extensive rear garden is enclosed by a mixture of hedging and fencing and mainly laid to lawn to the upper area. Moving down the garden there is ample space for a vegetable garden and outbuildings if desired further adding to the property's potential.

COUNCIL TAX BAND

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EPC RATING
D

TENURE
Freehold

POSTCODE
PO40 9PP

VIEWING
Strictly by appointment with the selling agent Spence Willard.





Hillcrest



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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