SPENCE WILLARD



6 Pine Ridge Court, Ward Road, Totland Bay, Isle of Wight

A well presented 'Chain Free' first-floor coastal apartment featuring two bedrooms, a private balcony and a garage, all complemented by a superb front-facing sea view that captures the essence of relaxed coastal living.

VIEWING
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The apartment features well-proportioned rooms, with both the lounge and kitchen/diner enjoying attractive sea views. Patio doors from the lounge open onto a private balcony, an ideal spot to relax and take in the wonderful coastal outlook. The kitchen is well appointed, offering generous space for a dining table and chairs and freestanding appliances alongside an integrated eye-level electric double oven and ceramic hob. There are two good-sized double bedrooms, each fitted with built-in wardrobe cupboards, while the shower room is smartly finished with a modern suite including a walk-in shower cubicle, WC and a vanity wash basin. The accommodation is warmed by a mixture of electric wall heaters and benefits from double-glazed windows throughout. Externally, communal lawns lie to the front of the building, with a communal parking area and garaging to the rear, one garage being allocated to the apartment.

LOCATION

Famed for its glorious sunsets, Pine Ridge Court enjoys an enviable position just 100 yards from the scenic Turf Walk and beach featuring the popular 'Waterfront' dining pub, while also being within easy reach of Totland's village shops. A walk along the coast also leads to Colwell Bay with it's well regarded coastal restaurant, 'The Hut'. Freshwater's wider range of services and amenities lies within a mile, and the historic harbour town of Yarmouth, with its excellent sailing facilities, welcoming pubs and restaurants, and convenient mainland ferry terminal, is around ten minutes away by car.

ENTRANCE HALL
With an entrance lobby providing space for coats and shoes, which leads into an inner hallway featuring a useful cloaks cupboard and an additional cupboard housing the hot water tank.

LOUNGE
5.10m max x 3.90m (16'8" max x 12'9")
A generous lounge enjoying a superb outlook across the sea and towards the mainland coastline beyond. Patio doors open onto the balcony, providing the perfect spot to sit and take in the wonderful views.

KITCHEN/DINER
4.30m x 3.00m (14'1" x 9'10")
Fitted with a range of modern cupboards and drawers, the kitchen/diner offers ample work surface incorporating a one-and-a-half bowl sink unit. An integrated eye-level electric double oven and ceramic hob provide practical cooking facilities, with further space available for freestanding appliances and a dining table and chairs. A front-facing window enjoys the same glorious sea and coastal outlook.

BEDROOM 1
3.60m x 3.00m (11'9" x 9'10")
A generous double bedroom to the rear and featuring a built-in recessed wardrobe cupboard providing good storage.

BEDROOM 2
3.60m x 2.70m (11'9" x 8'10")
another good double bedroom to the rear with similar built-in useful storage.

SHOWER ROOM
2.45m max x 1.95m (8'0" max x 6'4")
Well appointed and fitted with a modern suite comprising a walk-in shower cubicle, WC and a vanity wash basin with built-in storage. Practical tiled walls and an electric towel radiator complete the space.









OUTISDE
The property enjoys a front balcony accessed from the lounge, providing an ideal spot to relax and take in the far-reaching sea views. Pine Ridge Court is set within well-maintained communal grounds to the front, side and rear, mainly laid to lawn and planted with a variety of shrubs and seasonal interest. To the rear, a communal parking area offers visitor spaces along with garaging, with a garage measuring 5.10m x 2.40m (16'8" x 7'10") allocated to the apartment and fitted with an up-and-over door.

COUNCIL TAX BAND
C

EPC RATING
C

TENURE
Leasehold with a share of the Freehold
Lease: from 08/02/2010 - 31/12/2859
Service Charge: Currently £1200 per annum
Ground Rent: £0

POSTCODE
PO39 0AR

VIEWING
Strictly by appointment with the selling agent, Spence Willard.















6 Pine Ridge 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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