

SPENCE WILLARD



Flat 2, 47 The Avenue, Totland, PO39 0DN

A "chain free" ground floor apartment with one/two bedrooms with Share of Freehold, private garden and parking located on the borders of Totland Bay and Freshwater.

VIEWING

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A ground floor chain free converted apartment completed in 2013 with current owner purchasing from new originally. The apartment was originally created as a two bedroomed home but the front bedroom could be used as a sitting room if preferred.

The apartment itself briefly comprises an open plan kitchen and living space with integral gas hob with oven under, double glazed door to outside patio and private gardens, one/two bedrooms as desired and a shower room. There is a communal entrance to the front with Intercom access and own private wood gate to side and rear gardens, (typically used by current owner as main access). Two wood sheds are also included in the sale.

The front shared driveway has a dedicated parking space for the apartment.

LOCATION

The avenue is made up of a real mix of character properties with some more modern buildings added over time. The property in question was converted into apartment's in the early 2,000's and is withing a short walk to the shops and amenities of Freshwater Village and the seafronts at Totland Bay and Colwell Bay, The road and bus links are good and the nearest ferry to and from mainland UK via Lymington can be found a 5-6 minute drive away in Yarmouth offering regular crossings throughout the year.

Freshwater Village has a good mix of shops and eateries together with a Health Centre, a Sports Centre with indoor Pool and a Library.

ENTRANCE HALL

Solid wood door from Communal Lobby with walk-in storage cupboard and arch into main hall and other rooms.

KITCHEN/LIVING AREA

17'10" x 10'9"

This open plan room provides a fitted kitchen with a range of floor and wall mounted units, worksurface areas with inset gas hob with oven under and cooker hood over and inset sink with drainer. There is also a cupboard housing Gas Combination Boiler Under the worksurfaces there is space and plumbing for a washing machine and also a slimline dishwasher with further space for an upright fridge/freezer.

The kitchen is open to a living room area or dining space as desired with double glazed door leading to landscaped rear patio and gardens.

BEDROOM ONE

15'0" x 9'8" plus open box bay window recess

Open Box Bay to front,(currently been used as a lounge area)

BEDROOM TWO

11'4" x 9'6" max

Double bedroom with window to the side with built-in wardrobe.

SHOWER ROOM

11'4" x 7'1"

Comprising a double shower, WC and pedestal wash hand basin. There is also a large airing cupboard with open storage area above. Obscure window to side.

OUTSIDE

To the front there is allocated off-road parking on a gravelled drive with wood gate leading to private side and rear gardens. Two wood built sheds are included in the sale price and there is a mix of raised beds and terraced areas with a good selection of flowering plants and shrubs with lawned area and two defined patio areas both ideal for entertaining or just sitting and enjoying the sunny aspect.

POSTCODE

PO39 0DN

TENURE

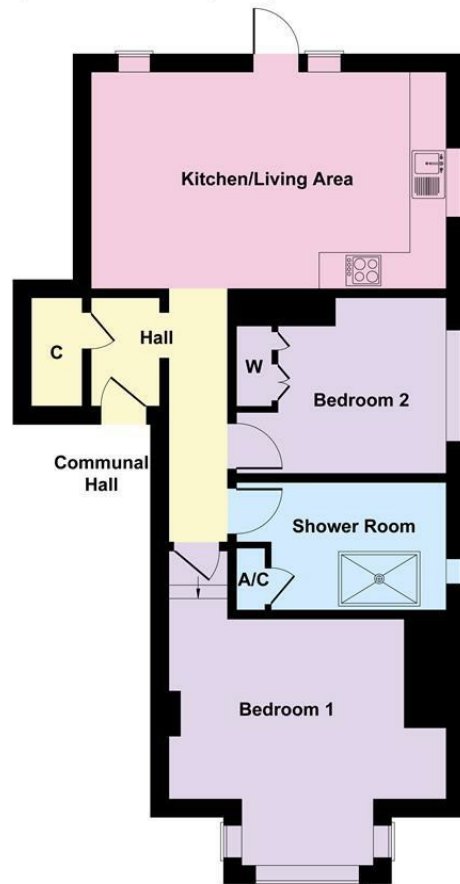
Share of Freehold with original 125 Year Lease started in January 2008. Maintenance charge was £1,175 in 2026 and includes upkeep of communal areas both inside and out and covers the buildings insurance.

COUNCIL TAX BAND**EPC RATING****VIEWING**

Strictly by appointment only via Spence Willard Estate Agents in Freshwater



Apartment 2, 47, The Avenue



GROUND FLOOR

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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