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wright estate agency



£50,000

33 Cliff End Monks Lane, Freshwater, Isle of Wight, PO40 9XA





















Nestled on Monks Lane in the charming village of Freshwater, this semi-detached holiday bungalow presents a wonderful opportunity for those seeking a tranquil retreat. With two bedrooms and a bathroom, this property is ideal for small families or couples looking for a peaceful getaway.

The bungalow is in need of some moderniation yet features a spacious reception room, perfect for relaxing after a day of exploring the stunning surroundings. While the property is in need of some modernisation, it offers a blank canvas for you to create your dream holiday home. The allocated parking space ensures convenience, making it easy to come and go as you please.

One of the standout features of this bungalow is its impressive occupancy allowance of 42 weeks a year, making it a perfect lock-up-and-leave option for those who wish to escape the hustle and bustle of everyday life. Additionally, the property is conveniently located close to all site amenities, providing easy access to local shops and attractions.

Whether you are looking for a holiday home to enjoy with family and friends or an investment opportunity, this bungalow on Monks Lane is a delightful choice. Embrace the chance to own a piece of this picturesque area and make it your own.

Situated close to the village, residents will enjoy easy access to local amenities, shops, and recreational facilities, making it a convenient location for everyday needs. This property presents a wonderful opportunity to acquire a charming home in a sought-after location, ideal for those looking to embrace the tranquil lifestyle that Freshwater has to offer.

Lounge/ Kitchen	16'2" x 14'11"
Bedroom 1	10'11" x 7'8"
Bedroom 2	8'2" x 7'10"
Bathroom	6'4" x 5'5"

Outside
Large communal gardens with countryside views. There is also a patio area for seating.

Parking
Communal Parking areas located to the rear of the property.

Council Tax
Band A

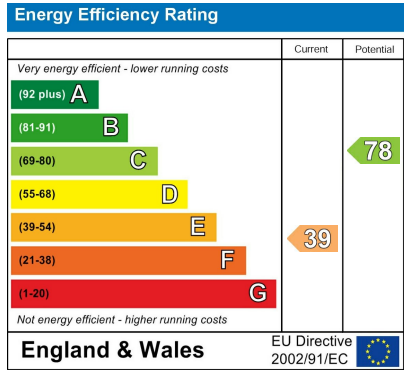
Additional Information
Occupency - 42 Weeks of the year
Service Charge - £592 per annum
Registration Fee - £115 plus VAT for Notice of Assignment & £425 plus VAT for Deed of Covenant and Electricity Agreement
Re-sale Charge £1000 commission to LCHS and 1% Levy to LCMC Ltd
Water Rates - payable to LCMC - £460 per annum
Electricity - Supplied via LCMC under guidelines of OFGEM

Tenure
Freehold

Services
Unconfirmed water, drains, electric and gas.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.







Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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