

SPENCE WILLARD



14 Solent Hill, Freshwater, Isle of Wight

A characterful ground-floor apartment offering three bedrooms within an attractive and historic building on the fringes of Freshwater. Enjoying sea and downland views, it combines period charm with a coastal outlook, creating an appealing and distinctive home.

VIEWING

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



Spacious and characterful, this apartment forms one of just two homes within an imposing detached residence once belonging to the former military infirmary complex that supported the Victorian coastal defence Forts and Batteries along the Solent. The building retains a charming blend of period detail, including tall ceilings, original panelled doors, areas of narrow strip pine flooring, a decorative tiled entrance lobby and the distinctive rounded corners of the original plasterwork.

The accommodation is tastefully decorated and offers a generous sitting room flowing into a more recently added conservatory/dining room, which opens directly onto a private area of garden. Both the sitting room and Conservatory enjoy a view of the sea. A fitted kitchen sits towards the rear the building whilst the characterful main bedroom also enjoys a view of the sea. Two further bedrooms, one with an en suite shower room, complement the space and a stylish separate bathroom, recently refurbished, adds a smart modern touch. The windows have been replaced with sympathetic double-glazed units, and a gas central heating system provides further comfort.

Outside, there is off-road parking to the front and a private landscaped garden area to one side, designed with lower-maintenance living in mind—making this an ideal lock-up-and-leave coastal retreat.

LOCATION

Within a mile of Freshwater's shops, services and everyday amenities, the property also enjoys easy access to the popular sandy beach at Colwell Bay, home to the renowned coastal restaurant, The Hut. A network of local footpaths and bridleways leads to miles of scenic country and coastal walks, including the expansive Golden Hill Country Park with its far-reaching views.

A few miles to the east lies the historic harbour town of Yarmouth, offering excellent sailing facilities, a choice of pubs and restaurants, and reliable mainland ferry connections, making this a well-placed base for both island living and effortless travel.

ENTRANCE LOBBY

An inviting entrance lobby showcasing original decorative tiled flooring, setting a charming first impression. Original double doors frame the space and open through to:

RECEPTION HALL

A generous and welcoming reception hall, enhanced by its high ceiling with decorative cornice and picture rail, creating an immediate sense of period charm. Attractive narrow strip pine flooring adds warmth and character underfoot, while a discreet high-level access provides useful loft storage space positioned above the bathroom.

SITTING ROOM

3.90m x 3.55m (12'9" x 11'7")

A beautifully proportioned sitting room, generous in scale and filled with natural light, with front-facing windows framing the view across the Western Solent to the mainland coastline. A decorative corner fireplace (not usable) adds charm and provides an elegant focal point, enhancing the room's inviting, character.

CONSERVATORY/DINING ROOM

3.65m x 3.40m (11'11" x 11'1")

A bright and elevated conservatory/dining space, perfectly positioned to sit back and enjoy the sea and coastal views. Glazed doors open to external timber steps that lead down into the garden, creating a seamless connection between indoors and out. The pine flooring adds warmth and character and incorporates a discreet hatch providing practical access to the basement storage area beneath the room.

KITCHEN

4.25m x 2.55m max (13'11" x 8'4" max)

A well-appointed kitchen featuring timeless light oak-fronted cabinetry and a selection of integrated appliances, including a fridge, freezer, dishwasher, washing machine and a classic butler sink. A freestanding range cooker set neatly within the chimney recess adds character and practicality, while the room offers ample space for a breakfast table, creating an inviting spot for everyday informal dining.

BEDROOM 1

4.25m x 3.45m (13'11" x 11'3")

A bright and airy double bedroom featuring an attractive corner fireplace (not in use) and enjoying a sea and coastal outlook.

BEDROOM 2

3.90m x 2.60m (12'9" x 8'6")

Another generous double bedroom with an outlook to the side and door to:

EN SUITE SHOWER ROOM

A smartly finished en suite, combining practicality with a shower cubicle, WC, and fitted cabinetry with an inset wash basin, providing excellent storage. The split-level layout and decorative touches create an appealing space that is thoughtfully designed.

BEDROOM 3

3.10m x 2.10m (10'2" x 6'10")

Another good bedroom with built-in storage.

SHOWER ROOM

Beautifully finished and recently refurbished, this stylish shower room features a contemporary suite comprising a WC, wash basin and a large walk-in shower framed by attractive porcelain tiling. The composite stone floor benefits from gentle underfloor heating, adding a touch of comfort, while an illuminated wall mirror adds a practical and stylish touch.





OUTSIDE

To the front of the property, a neatly gravelled area provides convenient off-road parking, with double-sided steps rising to the main entrance and giving the approach a balanced, welcoming feel.

To one side of the building lies a private garden area, accessed via a pedestrian gate and thoughtfully arranged for low-maintenance enjoyment. The principal enclosed garden is laid mainly to paving and enhanced by stocked flower and shrub beds, creating a charming, sun-filled space to sit and unwind. A timber shed is tucked discreetly to the rear providing practical storage, accompanied by an additional gated access, ensuring both convenience and further practicality to the outdoor space.

COUNCIL TAX BAND

C

EPC RATING

D

TENURE

Freehold and subject to a 999 year leasehold interest from 01/01/1987 for the first floor apartment.

POSTCODE

PO40 9TG

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





14 Solent Hill



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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