SPENCE WILLARD



2 Clovelly, Avenue Road, Freshwater, Isle of Wight

This chain-free modern three-bedroom terraced home is an affordable opportunity and enjoys a prime central position in Freshwater village with the added convenience of allocated parking directly to the front.

VIEWING
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Ideally positioned close to Freshwater's village centre, 2 Clovelly is a well-presented three-bedroom mid-terraced home offering practical modern living within easy reach of shops, amenities and the stunning West Wight coastline. Alongside its sociable kitchen/diner and welcoming lounge, the property benefits from off-road parking and a private rear garden—making it an appealing choice for families, first-time buyers or those seeking a low-maintenance island base near beaches, countryside walks and Yarmouth's mainland ferry links. The ground floor features a generous living room with French doors opening directly onto the private rear garden, creating a bright and inviting space for everyday living. A contemporary kitchen with room for dining sits at the front of the home, while a useful cloakroom completes the downstairs layout. Upstairs, the property offers well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for a range of buyers.

LOCATION
Centrally located within Freshwater village, the area offers an excellent range of everyday amenities including shops, a health centre with doctor's surgery, a primary school and a sports centre with swimming pool. The village is surrounded by beautiful countryside and superb coastal walks, with the popular beaches of Totland, Colwell and Freshwater Bay all close by. The harbour town of Yarmouth, home to a selection of restaurants and the ferry service to Lymington, is approximately 3 miles away.

ENTRANCE HALL
with storage cupboard

CLOAKROOM
A useful facility with WC and wash basin.

KITCHEN/DINER
14'5" x 8'0"
The kitchen offers room for a dining table and chairs and is fitted with a range of wall and floor mounted units and work surfaces incorporating an integrated gas hob with electric oven and a cooker hood over. There is space for a washing machine and a freestanding fridge/freezer. The wall mounted boiler supplies both the central heating and hot water systems.

LIVING ROOM
18'0" x 13'1"
A good-sized, bright and welcoming living room featuring French doors that open directly onto the rear garden, allowing plenty of natural light.

FIRST FLOOR LANDING
with storage cupboard and access to the loft space.

BEDROOM ONE
11'3" x 8'10"
A good double with an outlook to the front.

BEDROOM TWO
13'1" x 7'10"
A double bedroom with an outlook to the rear.

BEDROOM THREE
9'6" x 6'6"
A single bedroom with an outlook to the rear.

BATHROOM
7'10" x 5'2"
Fitted with a suite comprising WC, pedestal wash basin, a bath with shower over and heated towel rail.

OUTSIDE
Outside the property benefits from an allocated parking space to the front, while to the rear is a well-maintained garden laid predominantly to lawn.

COUNCIL TAX BAND
C

EPC RATING
B

TENURE
Freehold

POSTCODE
PO40 9UT

VIEWING
Strictly by appointment with the selling agent Spence Willard.







2 Clovelly



GROUND FLOOR FIRST 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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