

SPENCE WILLARD



17 The Avenue, Totland Bay, Isle of Wight

A sizeable detached, older-style three-bedroom home requiring refurbishment, set back from the road and conveniently positioned within easy reach of Freshwater's shops and amenities.

VIEWING

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The property has been extended over the years and now offers well-proportioned living space, enhanced by a large conservatory to one side. The ground floor includes a generous living room, a separate dining room, a kitchen and a practical utility porch with a WC off. Upstairs, there are three double bedrooms, two of which open onto a substantial south-facing balcony laid to timber decking, an ideal spot for relaxation. A shower room completes the first-floor accommodation. There is a gas central heating system warming the accommodation which is complemented by double glazing to the majority of windows. Outside, enclosed gardens wrap around the front, side and rear of the property, with good off-road parking for a couple of vehicles at the front and a detached garage, making this an excellent and convenient family home.

LOCATION

The property enjoys an enviable position between Freshwater and Totland Bay's much-loved coastline and everyday amenities. The picturesque beach and the scenic 'Turf Walk' promenade in Totland Bay are around a mile away, offering beautiful sea views, relaxed dining and access to the coastal path leading around to Colwell Bay. Freshwater village centre, with its wider range of shops, cafés and practical services, is just a short distance away, while miles of countryside and downland walks, including routes across Headon Warren and towards Tennyson Down, provide superb opportunities for outdoor exploration. The charming harbour town of Yarmouth, with its ferry link to Lymington, is only a brief drive from the property, making this an ideal location for those seeking a blend of coastal living, village convenience and excellent access to the wider West Wight.

ENTRANCE HALL

LIVING ROOM

25'9" x 11'11"

A large through room with windows to both ends and featuring a decorative brick fireplace incorporating a media plinth to one side.

CONSERVATORY

22'5" x 9'10"

Positioned to the side of the property and accessed from the living room, the conservatory provides an excellent additional living space, opening at one end directly onto the rear garden.

DINING ROOM

16'8" x 8'10"

Another generous reception room with access out to the rear garden.

KITCHEN

11'11" x 10'7"

Fitted with a range of pine-fronted cupboards and drawers, complemented by work surfaces incorporating an inset one-and-a-half bowl sink unit with space beneath for a dishwasher. In addition, there is an inset gas hob and cooker hood above.

UTILITY PORCH/WC

A practical area fitted with a work surface and space for a washing machine beneath, complemented by a useful WC leading off. There is also direct access out to the gardens, adding everyday convenience.

FIRST FLOOR LANDING

A bright space featuring two built-in storage cupboards and a large window flooding the space with light.

BEDROOM 1

15'8" x 11'5"

A good sized double bedroom with double doors opening onto the balcony terrace.

BEDROOM 2

11'5" x 9'0"

Another good double bedroom, again with double doors out to the balcony terrace.

BEDROOM 3

8'2" x 11'11"

A double bedroom with an outlook to the front.

SHOWER ROOM

Fitted with a suite comprising a WC, wash basin and a shower cubicle.

OUTSIDE

The gardens wrap around the property and are enclosed, providing a degree of privacy. To the front, there is off-road parking for 2-3 vehicles along with access to a detached garage. An additional enclosed garden area to the front is mainly laid to lawn and planted with a variety of shrubs and plants, complemented by a paved patio adjoining the property. Access on both sides leads to the rear garden, which is again mainly laid to lawn and features timber steps rising to the large decked balcony terrace, an ideal space for relaxation and entertaining.

COUNCIL TAX BAND

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EPC RATING

D

TENURE

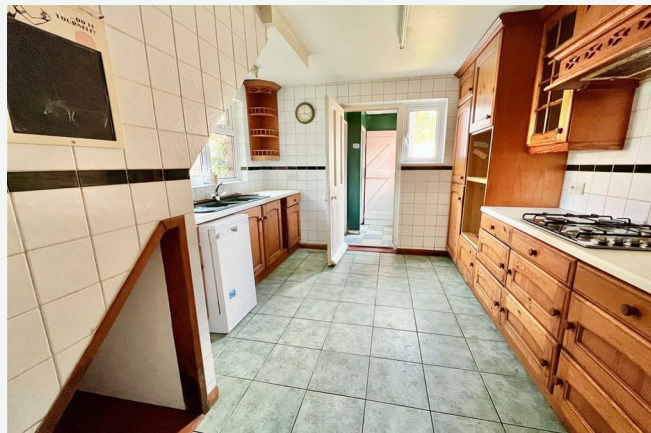
Freehold

POSTCODE

PO39 0DH

VIEWING

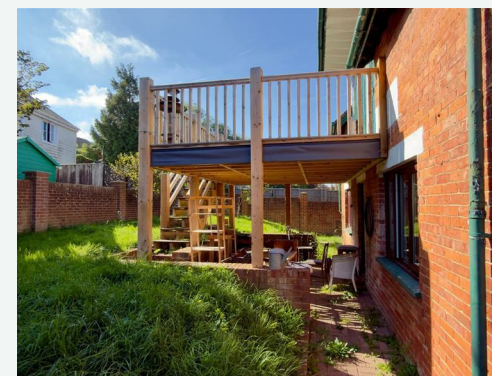
Strictly by appointment with the selling agent, Spence Willard.



17 The Avenue



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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