



*Susan Payne*  
PROPERTY

PROUDLY PRESENT FOR SALE

# Solent Aspect

Uplands Road, Totland Bay, PO39 0DY



**£400,000**  
FREEHOLD



Offered for sale chain-free, this stunning property is set within a peaceful, sought-after area offering three double bedrooms, two bathrooms, immaculate interiors as well as a garden and driveway parking.

- Stunning modern detached house
- Beautiful, far-reaching views across the Solent
- Low-maintenance garden with a patio
- Driveway parking
- Short walk to amenities and beaches
- Three double bedrooms, two bathrooms
- Immaculately presented and full of natural light
- Situated in a peaceful location
- Plenty of countryside and downland walks
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Lovingly cared for over the last three years of ownership, this stunning property was built in 2020 and benefits from naturally lit and immaculate interiors, modern finishes, and also boasts stunning, far-reaching views across The Solent. The accommodation comprises a large entrance hall which leads to two double bedrooms, a shower room, a cloakroom, and a kitchen-diner which provides access to the utility room. The stairwell from the entrance hall leads up to the first-floor landing, which opens to the living room, bathroom, and an additional double bedroom. The garden is fairly low maintenance and benefits from sea glimpses, plus there is parking to one side.

Set just a short stroll from the dramatic coastline of the West Wight, Totland Bay is a highly sought-after village offering a convenient selection of amenities, including a local shop, several takeaways, a welcoming restaurant, and its much-loved beach with striking turquoise waters, while nearby Colwell Bay—renowned for its beautiful shoreline and celebrated restaurant The Hut—is also within easy reach. Freshwater village provides additional facilities such as boutique shops, supermarkets, a doctor's surgery, and a sports centre. Totland and the surrounding area offer superb opportunities for outdoor exploration, with miles of coastal and countryside footpaths leading to scenic landmarks including Headon Warren, Tennyson Down, and the iconic Needles at Alum Bay. The charming harbour town of Yarmouth, with its independent shops, vibrant marina, excellent dining, and mainland ferry connection, lies just three miles from the property.

#### **Welcome to Solent Aspect**

The attractive red brick property benefits from a corner position with sea glimpses from the garden. A paved pathway leads up to the side door and the front door.

#### **Entrance Hall**

Benefitting from a wood-effect floor which continues through most of the ground floor, this lovely entrance hall offers ample space to store coats and shoes, as well as providing access to the ground floor accommodation. There is access to the understairs cupboard from here.

#### **Cloakroom**

Comprising a WC, wall-mounted hand basin, and an obscure glazed window to the front aspect, the space is warmed by a chrome heated towel rail and features an extractor fan.

#### **Kitchen-Diner**

Enjoying plenty of natural light from the window to the side aspect and the French doors to the rear, this wonderful space features a range of base, wall, and tall cabinets offering fantastic storage as well as integrated appliances. The modern cabinets integrate appliances including a dishwasher, electric oven, fridge freezer, and a rubbish bin, plus the worktop integrates a sink and drainer as well as electric hobs with a cooker hood over.

#### **Utility Room**

Continuing the modern base and wall cabinets from the kitchen, this handy utility offers under-counter space for two appliances, including plumbing for a washing machine, and a sink and drainer integrated within the worktop. A window to the front aspect fills the room with natural light, plus there is a door to the side, which offers convenient access to the garden and driveway. The gas boiler is located here.

#### **Bedroom Two**

With two windows to the rear aspect, this double bedroom offers ample space for bedroom furniture and continues the décor from the entrance hall.

#### **Bedroom Three**

Fitted with wardrobes to one side, this double bedroom enjoys a window to the front aspect.



### **Shower Room**

Situated on the ground floor, this modern shower room comprises a large shower cubicle, a WC, and a pedestal hand basin

### **First Floor Landing**

The turning stairwell leads up to the first-floor landing, which benefits from a Velux window.

### **Living Room**

Occupying a first-floor position, making the most of the fabulous views, this wonderful living room is flooded with natural light all day from the window to the side and the Velux windows to the front and rear. This lovely room offers space for the whole family.

### **Bathroom**

Comprising a pedestal hand basin, a WC, and a bath, this lovely bathroom benefits from a chrome heated towel rail and a Velux window.

### **Bedroom One**

Fitted with an excellent amount of storage, this wonderful double bedroom features two Velux windows to the rear aspect with stunning views, and a Velux window to the front aspect.

### **Garden**

Mostly laid to lawn, this lovely garden has been beautifully landscaped with a range of shrubs and plants, including hedging in areas. To the rear of the property is a terraced area which enjoys afternoon sunshine and sea glimpses over the fence. The garden continues to the back of the driveway.

### **Parking**

A gravelled driveway to the side offers parking for up to two vehicles, plus there is unrestricted on-road parking available on Uplands Road and surrounding roads.

Solent Aspect presents a fantastic opportunity to acquire an immaculate three-bedroom property set within a peaceful, sought-after area of Totland Bay, boasting incredible sea views. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

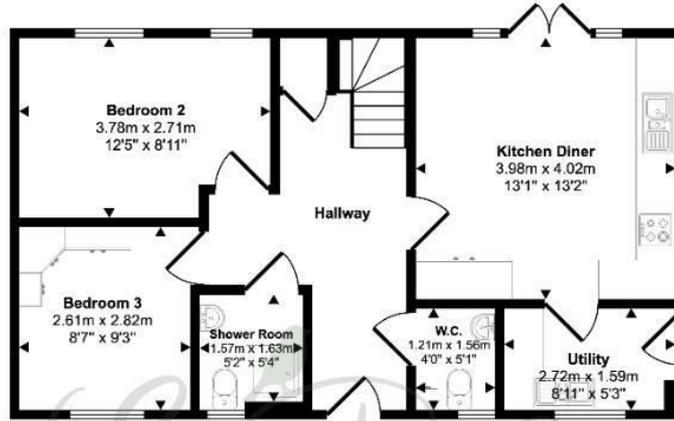
Tenure: Freehold

Council Tax Band: E (approx. £3,079.80 pa – Isle of Wight Council 2025/2026)

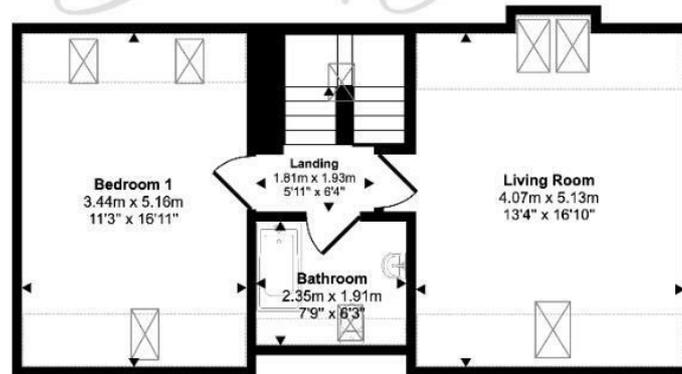
Services: Mains water, drainage, gas, and electricity



Approx Gross Internal Area  
109 sq m / 1176 sq ft



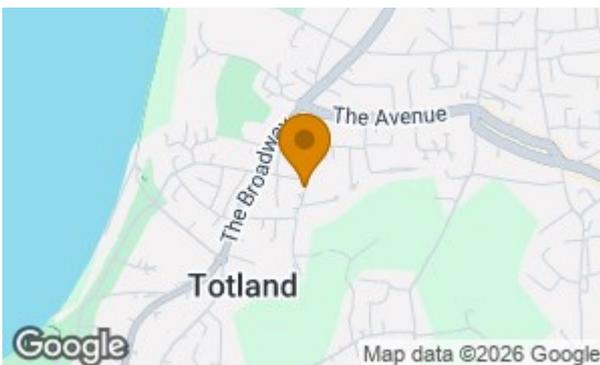
Ground Floor  
Approx 58 sq m / 620 sq ft



First Floor  
Approx 52 sq m / 556 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.