



**Ashley Way**  
**Brighstone**  
**£310,000**



Lancasters

**MOTIVATED SELLERS - A large detached bungalow - Situated in the coastal village of Brighstone. Located within a quiet cul de sac the property is offered CHAIN FREE. Complete with 3 BEDROOMS, 3 RECEPTIONS and single GARAGE. In need of some modernising.**



# 3 Bedroom Detached Bungalow

## Entrance

**Sitting Room** 13' 9" x 11' 10" (4.2m x 3.6m)

large bright main reception with front aspect.

**Dining Room** 9' 10" x 9' 2" (3.0m x 2.8m)

Second reception to the rear, access directly to the kitchen.

**Kitchen** 10' 10" x 9' 2" (3.3m x 2.8m)

Situated at the rear of the rear of the property. Complete with plenty of storage units and counter tops. Space and plumbing for white goods..

**Utility Room** 5' 3" x 5' 3" (1.6m x 1.6m)

Handy boot room, door to the rear courtyard.

**Conservatory** 12' 11" x 10' 2" (3.94m x 3.1m)

Great extra internal room - overlooking the garden.

**Bedroom 1** 14' 1" x 11' 2" (4.3m x 3.4m) max

Rear aspect bedroom with built in wardrobe storage. complete with separate W/C.

**Bedroom 2** 10' 6" x 9' 2" (3.2m x 2.8m)

A front aspect double bedroom with built in wardrobe.

**Bedroom 3** 7' 3" x 6' 11" (2.2m x 2.1m)

A front aspect guest single bedroom.

## Bathroom

Large family shower room. Shower cubicle, vanity basin and w/c.

## Outside

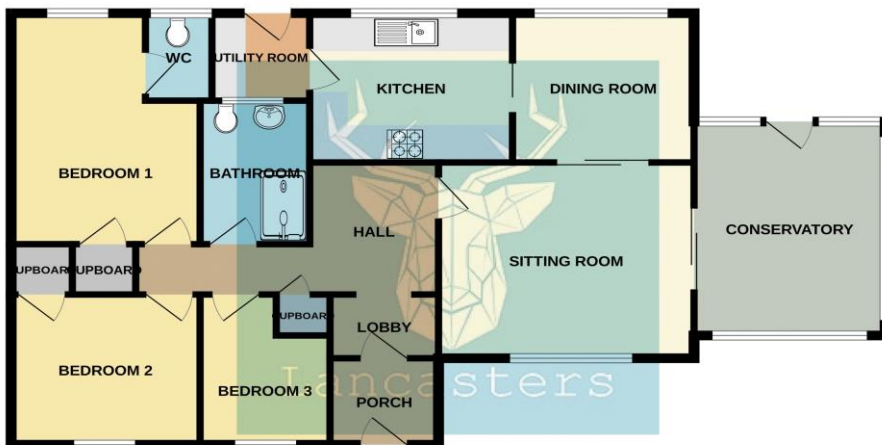
The property has a large rear garden, paved throughout -set over a few levels (some steps)!! Rear access into a single garage. Timber workshop.

**Garage** 16' 11" x 8' 8" (5.16m x 2.63m)

A single en-bloc garage -However this does back onto the property and garden - there is a rear door and side gate for simple access. Complete with power and light. Up and over door to the front.



GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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Tenure: Freehold  
Council: D  
EPC: E



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