

SPENCE WILLARD



4 Aman Court, Granville Road, Totland Bay, Isle of Wight

Modern coastal living is truly defined in this first floor two bedroom apartment with a west facing balcony overlooking the sea along with a stylish modernised interior designed for relaxation.

VIEWING

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This first floor apartment offers an exceptional coastal lifestyle in the heart of Totland Bay, combining modern comfort with beautifully presented interiors and far-reaching sea views. This light-filled apartment has been thoughtfully styled throughout, featuring a welcoming living space that opens onto a private balcony where the outlook stretches across landscaped grounds towards the western Solent and mainland coastline beyond and takes full advantage of the glorious and renowned Totland Bay sunsets. Inside, the home is arranged with a calm, contemporary aesthetic, from the elegant living room and well-appointed kitchen to the stylish bedrooms and modern bathrooms, creating a refined yet relaxed retreat by the sea. A garage en-bloc provides useful and secure parking for a car, complemented by a generous visitor parking area. Set within a well-kept development just moments from the beach, this is an ideal full-time home or coastal escape.

LOCATION

Just a short stroll from the property, Totland Bay's beach and the much-loved 'Turf Walk' offer an idyllic coastal escape, complete with The Waterfront pub/restaurant overlooking the sea. Follow the shoreline path and you'll reach Colwell Bay, a sandy cove known for its relaxed atmosphere and the acclaimed dining experience at The Hut. Climb a little higher onto Headon Warren and you're rewarded with some of the most breathtaking views anywhere on the West Wight. Totland village centre is only a few hundred yards away and offers a local store, newsagent and post office, while a wider selection of shops, services and amenities can be found in Freshwater village just a few minutes' drive away. The historic harbour town of Yarmouth, with its mainland ferry terminal and excellent sailing facilities, is around ten minutes by car, making this an ideal location for either a permanent home or a relaxing holiday retreat.

ENTRANCE HALL

A good sized reception area with a useful built-in storage cupboard

LOUNGE

16'4" x 10'4"

A generous living space enjoying the stunning and far reaching panoramic sea view over the Western Solent and mainland coastline beyond. Sliding doors lead out to the balcony terrace, ideal to sit and take in the breathtaking outlook.

KITCHEN/DINER

16'4" x 8'10"

A good sized room with ample space for a table and chairs and a well fitted kitchen area comprising modern cupboards drawers and work surfaces and integrated cooking facilities with a dual fuel double oven and grill together with an induction hob and cooker hood over. There is space for a freestanding upright fridge/freezer as well as a slimline dishwasher and washing machine. An inset sink sits at the end of the kitchen area under the window, perfectly placed to enjoy the glorious outlook.

BEDROOM 1

12'3" max 10'5"

A spacious double bedroom with an easterly aspect access to:

EN SUITE SHOWER ROOM

5'10" x 4'11"

A smart and well appointed shower room with attractive metro style tiling to the walls, and fitted with a WC, vanity wash basin and shower cubicle together with a stylish towel radiator.

BEDROOM 2

13'7" max x 8'10"

Another good double bedroom with an easterly outlook.

BATHROOM

6'4" x 5'4"

Another stylish facility with suite comprising a bath with shower unit over and screen to the side as well as fitted furniture incorporating a wash basin and WC with concealed cistern. A ladder towel radiator provides a practical touch as does the illuminated bathroom mirror incorporating a demisting function.

OUTSIDE

Aman Court enjoys spacious communal grounds to the front, side and rear and features a communal parking area alongside the garaging courtyard where the property has its own garage en bloc. The grounds are mainly laid to lawn with some attractive planting and available for all residents to use. Also, there are two neatly tucked away refuse areas and a space dedicated to clothes drying with rotary clothes line.

COUNCIL TAX BAND

D

EPC RATING

tbc

TENURE

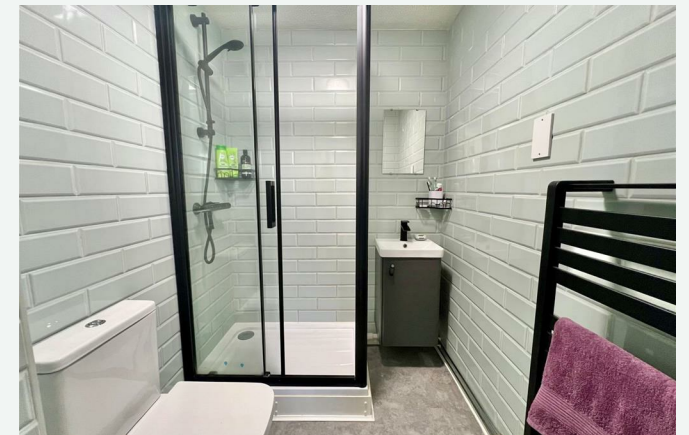
Leasehold with a Share of the Freehold
 Lease: 999 years from 9th December 2010
 Ground Rent: £50 Per Annum
 Service Charge: £1800 Per Annum

POSTCODE

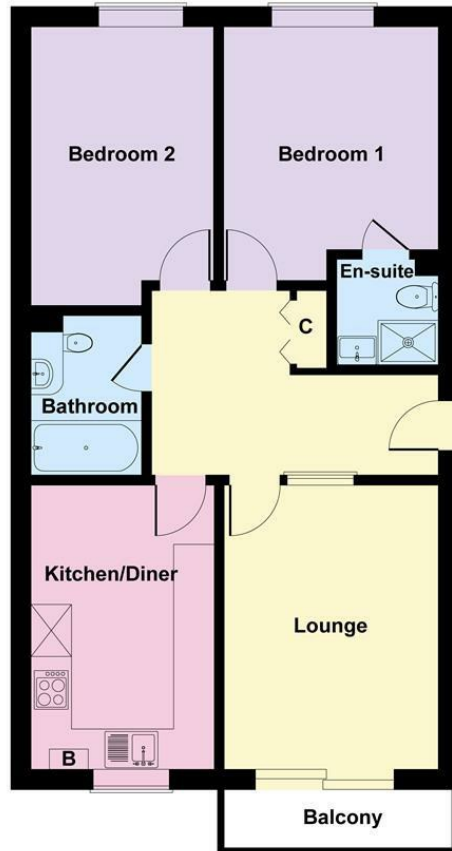
PO39 0BG

VIEWING

Strictly by appointment with the selling agent, Spence Willard.



4 Aman Court



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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