

SPENCE WILLARD



31 Amos Hill, Totland Bay, Isle of Wight

Discreetly positioned at the end of a no-through road, this appealing three-bedroom detached chalet bungalow combines comfortable living space with lovely gardens, a garage and plenty of off-road parking, an ideal setting for relaxed living.

VIEWING

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The property offers generous and versatile accommodation with a good sized lounge to the ground floor together with a well fitted modern kitchen which opens directly into a wonderful dining room/garden room over looking the rear garden. A well appointed utility room off the kitchen provides a very practical space as does the cloakroom and ground floor third bedroom. To the first floor there are two large double bedrooms with built-in storage complemented by a fully tiled shower room facility. the windows are double glazed and a gas central heating system provides warmth throughout the property. Outside, the property enjoys gardens to both the front and rear, ample off-road parking for several vehicles to the front, a garage and an EV charging point. The rear garden provides an attractive and practical outdoor space with a patio terrace, timber summerhouse/studio, garden shed and a useful screened storage area.

LOCATION

31 Amos Hill enjoys a pleasant position within one of Totland Bay's quiet residential pockets, just moments from the village amenities and the stunning West Wight coastline. Totland's beach and promenade, featuring The Wasterfront, are within easy reach, offering glorious sunsets and access to the scenic coastal path linking Colwell Bay with its sandy beach and The Hut, as well as Headon Warren and Tennyson Down. Freshwater village provides a wider selection of shops, cafés, a leisure centre and essential services, while the harbour town of Yarmouth, with its mainland ferry connections to Lymington, is only a short drive away. The area is renowned for its relaxed coastal lifestyle, excellent walking routes and beautiful natural surroundings.

ENTRANCE HALL

A good sized entrance area with smart oak flooring an understairs cupboard as well as a useful cloaks cupboard.

CLOAKROOM

Fitted with a WC and wash basin.

LOUNGE

5.75m x 3.35m (18'10" x 10'11")

Enjoying a bright triple aspect to the front and asides, this well proportioned room has ample space for sofas, chairs and other furniture.

KITCHEN

5.15m x 3.30m max (16'10" x 10'9" max)

Well appointed with a range of smart modern cupboards and drawers complemented by work surfaces and a number of appliances including a freestanding range cooker with cooker hood over, a microwave, a recessed side by side fridge/freezer, dishwasher and a wine fridge. The 'Worcester' gas central heating boiler is neatly concealed behind a wall cupboard and there is also a couple of pull out larder cupboards for added convenience.

DINING/GARDEN ROOM

3.75m x 3.40m (12'3" x 11'1")

A superb and spacious room featuring a tiled floor with underfloor heating and enjoying an outlook over the rear garden with double doors leading out.

UTILITY ROOM

3.55m x 2.15m (11'7" x 7'0")

A very useful space connected to the kitchen and featuring a good number of storage cupboards and work surface together with space for a tumble dryer and washing machine.

BEDROOM 3

3.00m x 2.35m (9'10" x 7'8")

A versatile third bedroom located in the ground floor, equally suited as a study or hobby room.

FIRST FLOOR LANDING

BEDROOM 1

4.25m x 3.25m (13'11" x 10'7")

A large double bedroom to the rear with a far reaching view over rooftops to the sea and Hurst Castle beyond. A built in wardrobe cupboard also provides access to the eaves space. A useful shelved airing cupboard houses the hot water cylinder.

BEDROOM 2

3.30m x 2.30m (10'9" x 7'6")

Another generous double bedroom with an outlook to the front and featuring a built-in wardrobe cupboard as well as an access to the eaves.

SHOWER ROOM

1.75m x 1.65m (5'8" x 5'4")

The shower room provides a smart and fully tiled facility with a shower cubicle complete with fold down seat, a vanity wash basin and a WC.





OUTSIDE

To the front there is a good sized area of garden partly enclosed by hedging and fencing with a lawned area and a sizeable block paved driveway providing excellent off road parking for several vehicles as well as an EV charging point and access to a GARAGE 5.50m x 2.65m (18'0" x 8'8") with an up and over door, power/light and a door leading into the rear garden.

The rear garden is enclosed by fencing with a central lawned area bordered by flower/shrubs and featuring a patio adjacent to the property and another towards the bottom with an adjacent SUMMER HOUSE/STUDIO 3.75m x 2.75m (12'3" x 9'0") with power, ideal as either a creative or relaxing space for leisure. A gated side access to the front adds further convenience.

COUNCIL TAX BAND

D

EPC RATING

C

TENURE

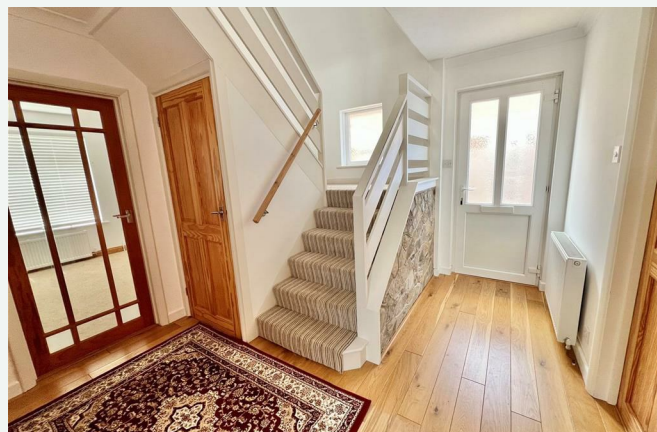
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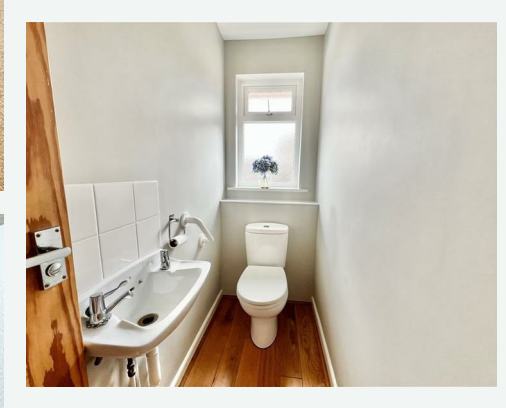
POSTCODE

PO39 0DP

VIEWING

Strictly by appointment with the selling agent, Spence Willard.





31 Amos Hill



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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