



**3 THE HAVENS**  
HAVENSTREET, ISLE OF WIGHT

**AN ATTRACTIVE, MODERN GROUND FLOOR APARTMENT SITUATED IN THE BEAUTIFUL, RURAL VILLAGE OF HAVENSTREET, WITH EASY ACCESS BY VEHICLE TO WOOTTON, RYDE AND NEWPORT WITH THEIR WEALTH OF AMENITIES.**

The apartment is located within the main part of the original building and is accessed through the grand entrance hall. The property itself has high ceilings and provides spacious, modern accommodation. All of the apartments have a video entry system for access into the main building for security and ease of providing access. A large open-plan sitting, dining and kitchen area is situated at the front of the apartment and is a wonderful large dual aspect space, with a fireplace and double doors that lead out to the gated private patio area at the side of the property. The kitchen is fitted with, modern wall and base units, which also house an integral dishwasher and tall fridge freezer, with a convenient breakfast bar separating the kitchen from the dining area.

The family bathroom that serves bedroom two has a bath with an overhead shower, and has been tiled with attractive Victorian style tiles, which give a modern contemporary look.

The bedrooms are good sized double rooms, both providing fitted wardrobes and bedroom one has its own en-suite shower room, fitted with a large shower enclosure and again finished with attractive Victorian style tiling.

The property has one allocated parking space within the private car park, and there are also additional visitor spaces for your guests.

Havenstreet is a lovely rural village with easy access to public footpaths that lead out to Firestone Copse, ideal for walkers to enjoy the surrounding countryside. There is also a great public house in the village which is within walking distance of the apartment.

**POSTCODE** PO33 4AE

**EPC** Rating C

**TENURE** Leasehold 125 year lease from 2018.

**SERVICE CHARGES** £800 maintenance charge. £200 ground rent

**COUNCIL TAX** Band B

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating.

All viewings will be strictly by prior arrangement with the selling agents;

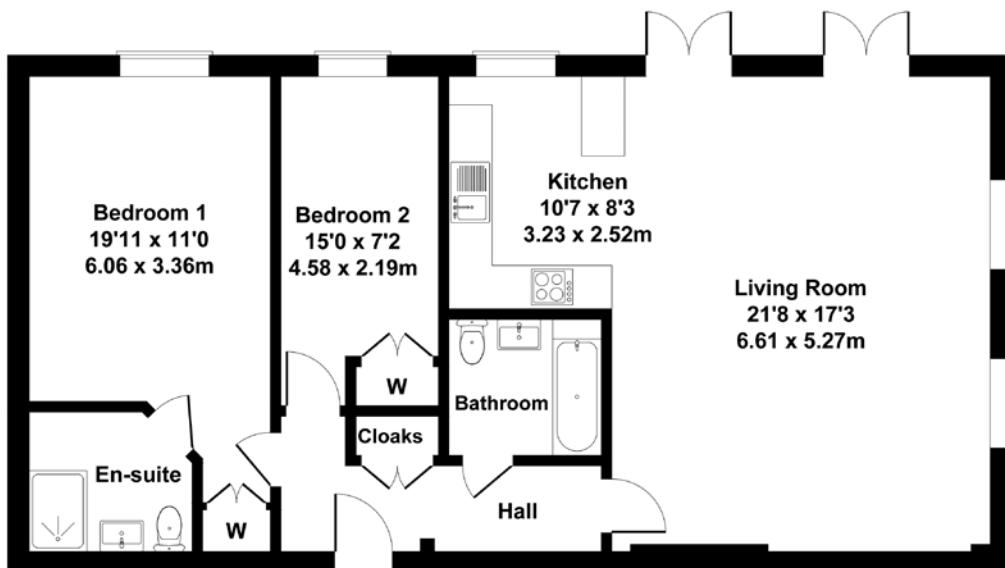
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## 3 The Havens, Havenstreet, PO33 4AE

Approximate Gross Internal Area  
958 sq ft - 89 sq m



### 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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