



SUNNINGDALE,  
NEW ROAD, BRIGHSTONE, ISLE OF WIGHT



**A SUBSTANTIAL FAMILY HOME, LOCATED WITHIN THE POPULAR VILLAGE OF BRIGHSTONE. WITHIN WALKING DISTANCE OF THE EXTENSIVE AMENITIES OF THE VILLAGE, WHICH INCLUDE A GREAT VILLAGE PRIMARY SCHOOL, A DOCTOR'S SURGERY, LOCAL PUBLIC HOUSE, NEWSAGENTS, AND GREENGROCERS TO NAME JUST A FEW. A SHORT DISTANCE FROM THE BEACH AND BRIGHSTONE FOREST, AND THE RUGGED COASTLINE WITH ITS EXPANSE OF PUBLIC FOOTPATHS AND COASTAL WALKS.**

Set back from the road, with a large, gated driveway providing ample parking this property grants versatile accommodation over two floors. The property is accessed via a handy porch which leads into a large entrance hallway. From here you are led into a sizable sitting room with plenty of space for all the family and two windows that overlook the large front garden.

The kitchen diner stretches the full depth of the property and offers a triple aspect, with a wealth of storage cupboards, space for a large family dining area and double doors that lead out to the rear garden. A utility area sits screened from the kitchen with plumbing for utilities.

The ground floor provides two further rooms, which have been used as bedrooms, but could serve as a home office and a snug dependent on your family's needs. The ground floor bathroom is a spacious room with both a shower enclosure and a separate bath and has been complemented with modern neutral tiling.

Three bedrooms have been created on the first floor, leading off the spacious landing, and all of which are double rooms and served by a first-floor modern shower room.

The gardens that surround the home have an abundance of mature plants and trees, to include fruit trees and there are various seating areas for the whole family to enjoy.

**ENTRANCE PORCH:** UPVC door to front, space for shoes.

**ENTRANCE HALLWAY:** With doors leading off to sitting room, bathroom, study, bedroom 4 and stairs to first floor.

**SITTING ROOM:** Two UPVC windows to front. Radiator.

**KITCHEN DINER:** Range of wall and base units. Oil fired boiler. UPVC windows to front and side and double UPVC doors to rear.

**UTILITY AREA:** Space for washing machine and tumble dryer. UPVC window to rear. Large cupboard.

**BATHROOM:** Wooden flooring. Shower enclosure. Bath with stone tiled surround. Low level w.c. and wash hand pedestal. Radiator.

**STUDY:** Dual aspect UPVC windows. Radiator.

**BEDROOM 4:** UPVC window to side. Radiator. Feature fireplace.

**FIRST FLOOR LANDING:** Doors off to all rooms.

**BEDROOM 2:** Velux window. Radiator

**SHOWER ROOM:** Curved shower cubicle. Wash hand pedestal. Low level w.c. Heated towel rail.

**BEDROOM 3:** Velux window to rear. Radiator.

**BEDROOM 1:** Velux window to rear. Radiator.

**OUTSIDE:** Large gated driveway. Selection of mature shrubs and trees, and bordering beds.

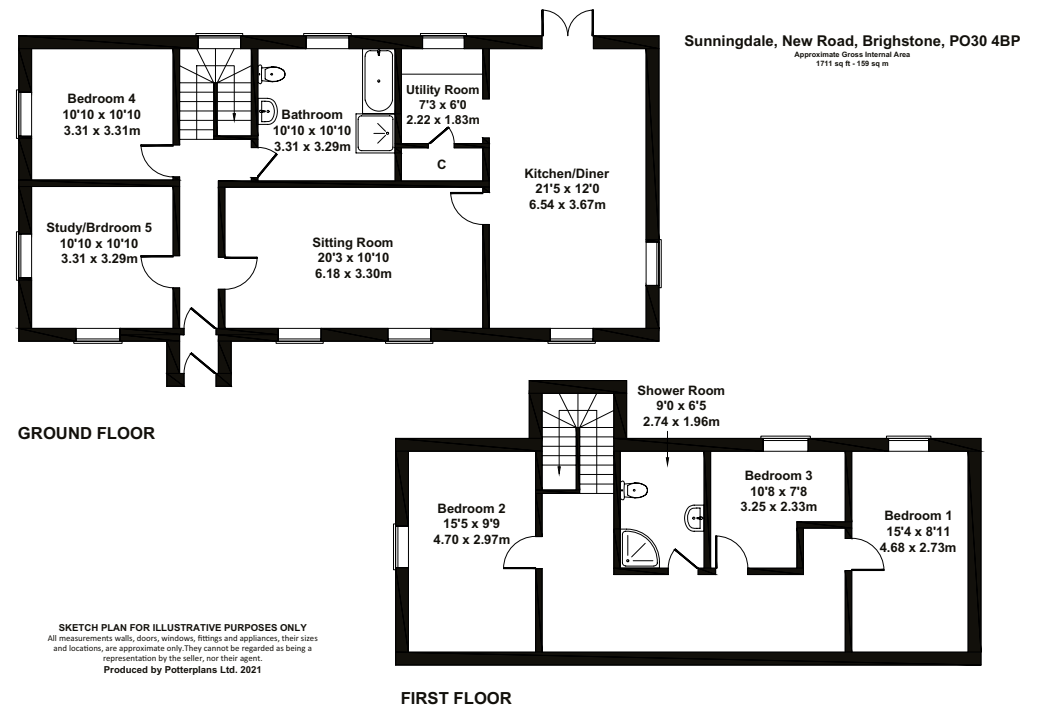
**POSTCODE:** PO30 4BP

**EPC RATING:** D

**SERVICES:** Mains electric, water and drainage. Oil fired heating via radiators.

**VIEWINGS:** All viewings will be strictly by prior arrangement with the sole selling agents:

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