

SPENCE WILLARD



6 Solent Court, Colwell Chine Road, Colwell Bay, Isle of Wight, PO40 9NP

A two bedroom ground floor apartment just yards from the popular Colwell Bay with its sandy beaches, public slipway, range of cafes and bars including The Hut and direct access to the coastal footpath.

VIEWING
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A wonderfully situated ground floor apartment briefly comprising lounge/diner, kitchen, two bedrooms and bathroom. It has its own patio area to the front, is double glazed throughout and has an allocated parking space within the communal car park. Perfect for a first time buyer or as a second home or investment property let on an assured shorthold tenancy.

LOCATION The apartment is situated on a no-through road just yards from the popular Colwell Bay with its sandy beaches, bars and restaurants. Freshwater Village is just minutes away by car and provides amenities such as local shops, doctors surgery, sports centre and dentists. The pretty harbour town of Yarmouth is within a ten minute drive with its mainland ferry link to Lymington.

LOUNGE/DINER 13' 7" x 11' 11" max (4.151m x 3.652m) A bright room with large

window and door onto a paved patio area. Electric wall-mounted radiator. Door to inner hallway and opening through to:

KITCHEN 8' 7" x 5' 10" (2.631m x 1.800m) Fitted with a range of cupboards with worksurface over. White one and a half bowl sink unit, cooker with fitted extractor over. Further space for fridge/freezer.

INNER HALLWAY With doors off to the lounge, bedrooms, bathroom and airing cupboard which houses the hot water cylinder and provides plumbing and space for a washing machine.

BEDROOM 1 11' 11" x 8' 11" (3.647m x 2.720m) A good sized double bedroom with window to the front and electric wall-mounted radiator.

BEDROOM 2 8' 11" x 8' 5" (2.718m x 2.571m) Further good sized bedroom with window to rear and wall mounted electric heater.

BATHROOM 7' 4" x 5' 4" (2.239m x 1.649m) Fitted with a white suite comprising WC, pedestal wash hand basin, bath with electric shower over.

COUNCIL TAX BAND BAND - A

EPC RATING - E

6 Solent Court

Approximate Gross Internal Area
484 sq ft - 45 sq m



GROUND FLOOR

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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