

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

01983 756 575

FRESHWATER@SPENCEWILLARD.CO.UK

WWW.SPENCEWILLARD.CO.UK

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 situation 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 work surface 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.

Produced by Potterplans Ltd. 2022

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.