



THE CORNER
BRIGHSTONE, ISLE OF WIGHT

O.I.E.O
£325,000

spence
willard

THE CORNER

LOWER HUNNYHILL

BRIGHSTONE

ISLE OF WIGHT

PO30 4DH

A TRULY DELIGHTFUL TWO BEDROOM DETACHED BUNGALOW WITH PRETTY GARDENS AND GARAGE, PLEASANTLY SITUATED TOWARDS THE OUTSKIRTS OF THIS POPULAR AND SOUGHT AFTER WEST WIGHT VILLAGE.

The property is well proportioned throughout and offers a large sitting room with open fireplace to the front and a dining room overlooking the rear garden. There is a snug area adjacent to the modern fully fitted kitchen as well as a separate utility room, cloakroom and access through to the integral garage. The bedroom to the rear has an ensuite shower room and the bedroom to the front has a separate bathroom adjacent. There is a wonderful loft room ideally suited as either an occasional guest bedroom with ensuite facilities or as a hobby room which is accessed through the pull down hatch with fitted ladders. Features of modern living include oil fired central heating and double glazing.

Brighstone is a thriving village with good facilities including a general store with post office, newsagent/grocer, hairdresser, café/bistro, public house, community library, doctors surgery with dispensary, primary school and two churches. There are local footpaths and bridleways around the village providing access to miles of downland and coastal walks. Within a mile there is a local beach at Chilton Chine and also access along the Military Road to several other beaches along the South Western coastline of the Island.

ENTRANCE HALL A welcoming space with built-in cloaks/storage cupboard and pull down hatch to the loft/hobby room.

SITTING ROOM 16' 3" x 12' 3" (4.962m x 3.737m) A bright and spacious reception room with a feature brick open fireplace.

SNUG 9' 0" x 10' 5" (2.760m x 3.190m) A cosy snug with oak laminate flooring, access to the kitchen and open plan to:

DINING ROOM 8' 4" x 9' 10" (2.553m x 3.021m) Another bright reception space overlooking the rear garden with double doors leading onto the patio terrace.

KITCHEN 14' 6" x 10' 5" (4.439m x 3.182m) Well fitted with a good range of modern wall and base cupboards and drawers including display cabinets and pull out wicker baskets. Fitted roll top working surfaces with an inset 1½ bowl sink unit, integrated dishwasher, fridge and freezer and a 'Rangemaster' electric range cooker with a feature cooker over canopy incorporating a cooker filter hood.

REAR LOBBY with door to the rear garden and tiled floor.

UTILITY ROOM space and plumbing for washing machine with fitted work surface over and oil fired boiler for the central heating and hot water.

CLOAKROOM with WC and wash basin.





BEDROOM 1 15' 5" x 8' 9" max (4.702m x 2.680m) A good double bedroom with built-in wardrobes and door to:

EN SUITE SHOWER ROOM fitted with a modern white suite comprising WC, vanity wash basin and a tiled and screened shower cubicle with electric shower unit.

BEDROOM 2 14' 5" max x 9' 3" to built-in wardrobes (4.399m x 2.843m) A large double bedroom with ample fitted wardrobes and drawers.

BATHROOM Fitted with a white suite comprising WC, wash basin and a 'P' shaped shower bath with shower unit over and a curved glass screen. Heated ladder towel rail.

ATTIC/HOBBY ROOM A lovely bright and spacious attic room with sloping ceilings and velux style roof light windows to the front and rear. Deep recessed built-in wardrobe and several access doors to the eaves storage areas with lighting. Door to:

EN SUITE SHOWER ROOM Fitted with a white suite comprising WC, wash basin and shower cubicle and Velux style roof lite.

OUTSIDE The property is set in attractive gardens to the front and rear. The front garden is pleasantly enclosed by fencing and hedging laid to lawn and well stocked with a range of established plants, trees and shrubs including an apple tree. In addition there are three timber wood stores. To the front of the property there is a double gated vehicular access onto a gravelled driveway providing parking and turning space for several cars and access to the **GARAGE 16' 2" x 8' 5" (4.951m x 2.581m)** with electric up and over door, window to the side, fitted shelving, power and light and an internal door to the rear lobby.

The rear garden is enclosed by hedging and fencing and is pleasantly landscaped with a lawned area bordered by established plants and shrubs including a pear and apple tree. There is also a secluded patio area with an attractive timer workshop/store adjacent

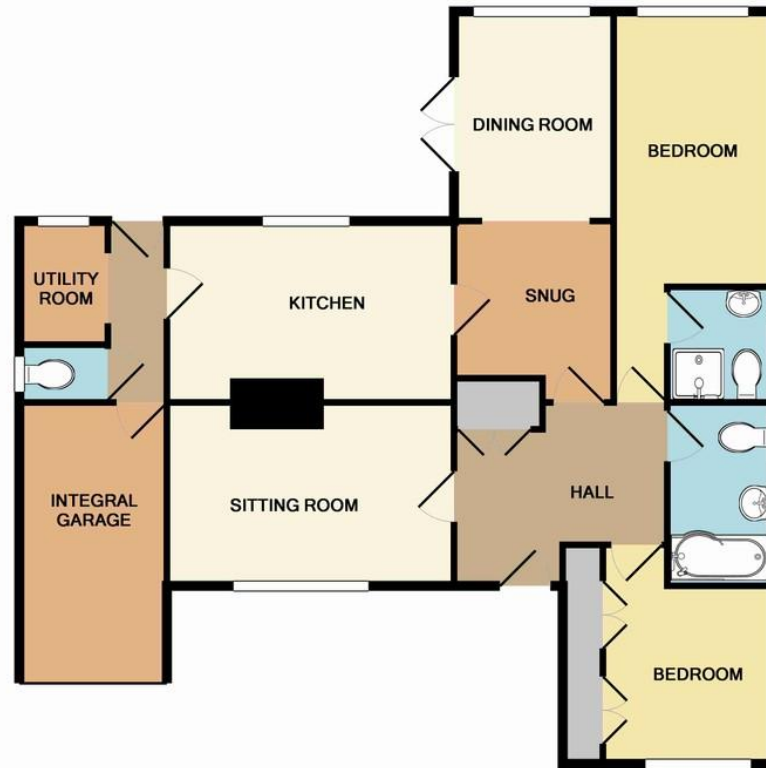
COUNCIL TAX BAND - D

EPC RATING - D

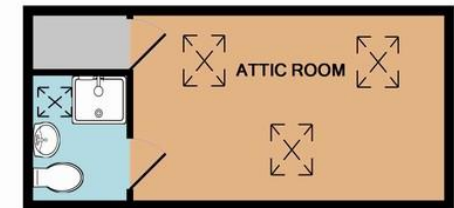


VIEWINGS

All viewings will be strictly by prior appointment with the sole selling agent Spence Willard.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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