



**7 SEABREEZE COTTAGES
BRIGHSTONE, ISLE OF WIGHT**

£185,000



7 SEABREEZE COTTAGES

MILITARY ROAD, BRIGHSTONE, ISLE OF WIGHT PO30 4EY

A spacious and well presented three bedroomed cottage within this small coastal development close to the picturesque village of Brighstone with allocated parking and communal gardens. The cottage enjoys far-reaching views to the rear over adjoining farmland and across Brighstone village to downland beyond. The accommodation is reversed with a large open plan kitchen/living room to the first floor taking full advantage of the distant views. To the ground floor there are three generous bedrooms, one with an en-suite shower room. The property also features double glazing, night storage heating, wood flooring to the bedrooms, living space and entrance hall and tiled floors in both the bathroom and shower room. Outside there is a private paved area of garden and parking available in the communal grounds.

Seabreeze Cottages are set in an 'Area of Outstanding Natural Beauty' and is close to the unspoilt beaches of the Island's South Western coastline and the heritage coastal path passes close to the property giving access to miles of country and coastal walks. There is a planning restriction on Seabreeze Cottages limiting them to holiday use only, but on a 52 week a year occupancy basis, making this cottage ideally suited as a second home/holiday retreat or investment.

ENTRANCE HALL

BEDROOM 1 17' 0" x 11' 8" (5.18m x 3.56m) A large double bedroom with window to the side and door leading to **EN SUITE SHOWER ROOM** Fitted with a white suite comprising WC, wash basin and shower cubicle. Tiled floor and walls, plumbing for washing machine and a built-in airing cupboard.

BEDROOM 2 15' 2" x 9' 8" (4.62m x 2.95m) Another generous double bedroom with window to the front offering pleasant country and downland views.

BEDROOM 3 15' 2" max x 9' 6" max L-shaped (4.62m x 2.9m) Another good bedroom with window to the front offering similar views to bedroom 2.

BATHROOM Well fitted with suite comprising WC, wash basin and bath. Tiled floor and walls.

FIRST FLOOR

OPEN PLAN KITCHEN/LIVING ROOM 33' 6" x 14' 9" (10.21m x 4.5m) A large open plan space offering spacious living accommodation.

Living room area: with doors to the front offering far reaching views over Brighstone village and the surrounding downland and countryside.

Kitchen/dining area: well fitted with a range of wall and base cupboards and drawers and roll top work surfaces with inset sink unit and built-in electric oven and ceramic hob with cooker hood over. There are two velux roof light windows flooding light into the area.

OUTSIDE Sea Breeze Cottages are approached via a gravelled driveway leading to a communal car parking area with ample parking and turning space. To the sides are open lawned areas together with an enclosed refuse area.

The cottage has its own private area of garden which is mainly laid to paving and forming making a pleasant area to sit out and take in the country and downland view.

COUNCIL TAX BAND - C

EPC RATING - D

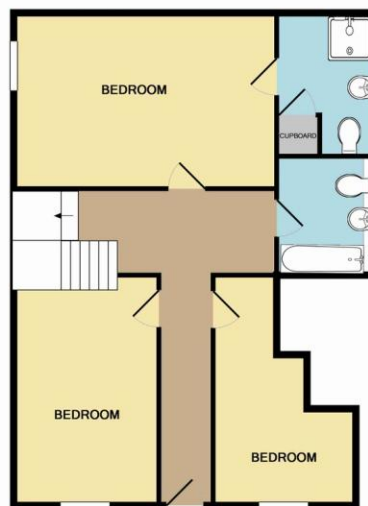
VIEWING Strictly by appointment with the agent Spence Willard.

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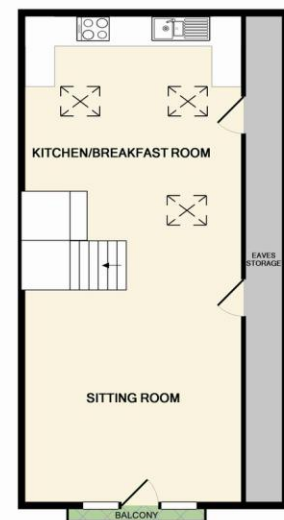
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4. VAT: The VAT position relating to the property may change without notice.



GROUND FLOOR
APPROX. FLOOR
AREA 739 SQ.FT.
(68.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1322 SQ.FT. (122.8 SQ.M.)

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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