



ST ANTON
FRESHWATER, ISLE OF WIGHT

GUIDE PRICE
£199,500

spence
willard

ST ANTON
UPPER PRINCES ROAD, FRESHWATER, ISLE OF WIGHT PO40 9EE

This detached chalet bungalow would benefit from modernisation, the property already has good sized accommodation including two generously sized bedrooms and two reception rooms and has great potential to provide a comfortable home. Features comprise off road parking, sunny garden, double glazing and gas central heating system (the gas boiler does require replacement).

The property lies in an ideal location with the village shops and amenities being easily accessible and footpaths and bridleways nearby provide great access to miles of country walks. The beaches of Totland and Colwell are close by and the harbour town of Yarmouth with its sailing facilities and ferry connection to the mainland is within a ten minute drive away.

ENTRANCE HALL A pleasant entrance area with window to side and stairs off to the first floor.

SITTING ROOM 21' 11" x 11' 5" Into Bay (6.701m x 3.484m) A good sized bright room with Bay window to the front and fireplace with a gas fire/back boiler for the central heating and hot water which requires replacement.

BATHROOM with suite comprising of a WC, wash basin and panelled bath with window to side.

KITCHEN 7' 5" x 6' 11" (2.278m x 2.121m) Fitted with wall and base cupboards and roll top work surfaces incorporating an inset stainless steel sink unit. Space and plumbing for washing machine and space for a freestanding gas cooker with gas cooker point. Two windows to side.

DINING ROOM 14' 5" x 10' 9" (4.405m x 3.281m) A spacious reception room with window to the side and rear overlooking the rear garden. Fireplace with fitted gas 'real flame' fire and marble inset and hearth. Door to:

REAR PORCH Double glazed with a door to the rear garden.

BEDROOM 1 18' 10" x 10' 9" maximum (5.745m x 3.285m) A large double bedroom consisting of built in wardrobes, storage cupboards and a window to rear.

FIRST FLOOR LANDING Velux window to side and access to walk in, part boarded loft area.

BEDROOM 2 14' 1" x 12' 6" (4.297m x 3.817m) another double bedroom with access to eaves storage and a Dormer window to the side.

OUTSIDE The front garden is mainly laid to lawn, enclosed by fencing and walling and is stocked with a good range of plants and shrubs. There is a gated vehicular access

onto a block paved hard-standing for one car and a pathway leading down the side of the property to the main entrance door and through to the rear garden.

The pretty rear garden is of a good size, enclosed by fencing and hedging, laid to lawn and well stocked with a good range of established plants trees and shrubs. Other features include a secluded patio area, greenhouse and a timber shed.

COUNCIL TAX BAND - D

EPC RATING - E

VIEWING Strictly by appointment with the sole selling agent Spence Willard.

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