

SPENCE WILLARD



8 Arnhem Villas, Silcombe Lane, Freshwater, Isle of Wight

A semi detached three bedroom house located within easy reach of the village centre amenities and featuring good gardens and off road parking.

VIEWING

LETTINGS@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



The property would benefit from some updating but is thoughtfully laid out for family living. It is being offered, 'Sold as Seen' and features well-proportioned rooms and a good amount of practical built-in storage. On the ground floor, there is a useful entrance porch, a spacious reception room, and a generous kitchen. Off the kitchen, you'll find a handy utility cupboard and a side lobby with a ground-floor WC. Upstairs, a central landing leads to three well-sized bedrooms, a bathroom, and a separate WC. The home is warmed by a gas central heating system, and most windows are double glazed. Outside, there are ample gardens to the front, side, and rear, along with off-road parking at the front. A side brick store/workshop provides additional storage, complemented by two timber outbuildings and a greenhouse in the rear garden, making this property a great opportunity for those wanting a practical family home that they can put their own stamp on.

LOCATION

Conveniently positioned, the property is close to Freshwater village with its range of shops, services, and amenities. Regular bus routes link Freshwater with Yarmouth, providing easy access to the mainland ferry terminal just three miles away. In the opposite direction, Colwell Common is only a short walk from the end of Colwell Lane, with the popular sandy beach at Colwell Bay just a few hundred yards beyond the common.

PORCH

A useful space for coats and shoes.

ENTRANCE HALL

With stairs off and an understairs storage cupboard.

LOUNGE

11'11" max x 18'10"

A generously sized reception room featuring windows at both the front and rear, providing ample space for a dining table alongside a comfortable sitting area.

KITCHEN

10'2" max x 12'11"

A generous kitchen which is well-appointed with a range of modern cupboards, drawers, and work surfaces offering excellent storage. There is space for an under-counter fridge, a dishwasher, and a freestanding cooker. A wall-mounted gas boiler supplies heating and hot water. A door opens to a practical utility cupboard with plumbing and space for a washing machine.

SIDE LOBBY/WC

Offering understairs storage and an external side door out and a door to a useful ground floor WC.

FIRST FLOOR LANDING

With an outlook to the side, a built-in storage cupboard and access to the loft space.

BEDROOM 1

12'7" x 9'8"

A good double bedroom with an outlook to the rear and featuring recessed built-in wardrobe cupboard.

BEDROOM 2

10'9" x 9'7"

Another double bedroom overlooking the rear garden.

BEDROOM 3

9'0" x 7'0"

A generous third bedroom featuring a built-in storage recess and a shelved cupboard.

BATHROOM

With suite comprising a wash basin and a bath with shower tap attachment.

SEPARATE WC**OUTSIDE**

To the front of the property is a partly enclosed area of garden mainly laid to lawn with a driveway to one side providing off road parking, a Gated side access leads to a courtyard area where there is a substantial detached brick workshop featuring double doors to the front and power/light providing ideal storage and tinkering space.

The rear garden is enclosed by fencing, mainly laid to lawn and accompanied by a range of established plants and shrubs together with a greenhouse and two timber outbuildings in need of some repair.

COUNCIL TAX BAND

To be confirmed

EPC RATING

D

TENURE

Freehold

POSTCODE

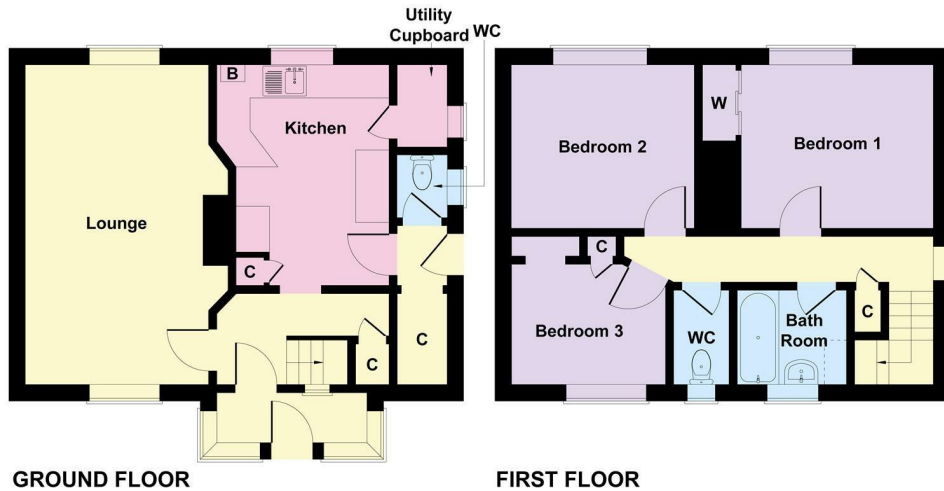
PO40 9LW

VIEWING

Strictly by appointment with the selling agent, Spence Willard.



8 Arnhem Villas



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. 2026



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.