

SPENCE WILLARD



55 Hurst Point View, Totland Bay, Isle of Wight PO39 0AQ

A three-storey, modern semi-detached four bedroom house with far reaching sea views located in Totland Bay.

VIEWING

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DESCRIPTION

A three-storey, four bedroom modern home built in 2020 and offering far reaching views over The Solent from first and second floors. From the block paved parking to the front you enter on the ground floor which has three double bedrooms and a family bathroom. Moving upstairs to the first floor, there is a landing with WC and doors off to Kitchen, and Living/Dining room with sea views to the rear and side. Continuing on there is a second staircase to Master Bedroom with ensuite and fold back doors to balcony with sea views. Outside there is side access and a rear garden with patio and lawned area. and the original wall built for Fort Warden is at the rear of the garden.

LOCATION

The property is one of three pairs of semi-detached houses designed to take full advantage of the location and sea views and are located towards the end of a through road. The surrounding properties are all fairly modern with building started circa mid-1990's with Fort Warden heights built from early 2000's. The local shops and amenities in Freshwater Village are a 5 minute drive away and offer a good mix of bespoke shops and eateries plus some well known supermarket chains. There is also a sports centre with indoor pool, a health centre and a library and numerous coastal and country walks with Totland Bay and Pier nearby, Colwell Bay and Freshwater Bay. The nearest ferry for both foot and vehicle passengers can be found in Yarmouth with regular sailings to and from Lymington on mainland and is also just a 5-6 minute drive away.

ENTRANCE HALL

Door from parking area into a good size hall space with cupboard understairs, separate built-in cupboard, stairs to upper floors and doors of to:

BEDROOM TWO

3.720 x 2.716 (12'2" x 8'10")

A double bedroom with patio doors to rear garden, (currently used as ground floor sitting room.

BEDROOM THREE

3.044 x 2.604 (9'11" x 8'6")

Another double bedroom with window to front.

BEDROOM FOUR

3.721 x 2.005 (12'2" x 6'6")

A small double with window to rear.

BATHROOM

A family bathroom comprising bath with shower over and screen, WC, wash hand basin and heated towel ladder. Obscure window to side.

FIRST FLOOR LANDING

A generous landing with stairs to and from ground floor and second staircase to master bedroom on second floor. Doors off to:

CLOAKROOM

WC and wash hand basin. Extractor.

KITCHEN AREA

4.610 x 2.700 (15'1" x 8'10")

A well appointed modern kitchen with integral oven/grill, a gas hob with extractor over, a fridge/freezer, a dishwasher and a washing machine. There is a good range of units with work surfaces over and a inset sink and drainer. Window to front an open plan to :

LIVING ROOM AREA

4.833 x 3.723 (15'10" x 12'2")

A light and airy space with seaviews to both rear and one side. Space for table and chairs and three-piece suite etc as desired.





SECOND FLOOR

Staircase to and from first floor landing with door into:

MASTER BEDROOM

4.837 x 4.094 (15'10" x 13'5")

A large double bedroom with four folding doors to balcony offering some far reaching views across the Solent and beyond. There is a good size walk-in cupboard with velux window and door to :

ENSUITE

Comprising a shower, a WC ,and a vanity unit with wash hand basin . Velux window.

OUTSIDE

To the front there is off-road parking on block paved drive to 2/3 vehicles and gated side access to rear garden. The rear garden has a large patio area and is partly laid to lawn with wood fencing to either side and the feature wall formally part of the original Fort Warden.

COUNCIL TAX BAND

D

EPC RATING

B

TENURE

Freehold

VIEWING

Strictly by appointment only via Spence Willard Estate Agents.





55, Hurst Point View



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.

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