

SPENCE WILLARD



Rosebank, Blackbridge Road, Freshwater Bay, Isle of Wight, PO40 9QW

A fabulous opportunity to acquire a detached bungalow set in generous plot in a popular area of Freshwater Bay.

VIEWING

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Rosebank is a well presented property which features modern comforts like gas central heating and double glazing and has been tastefully appointed to provide a smart home with generous space, with exposed floorboards throughout the hallway, bedrooms, living room and kitchen creating a seamless flow around the accommodation. There are two double bedrooms, a bathroom, kitchen and a good sized living room with feature full height book shelving incorporating double doors leading through to a sun room overlooking the rear garden. Outside there are gardens to the front and rear with good off road parking to the front and access to the garage. The large rear garden features an enclosed vegetable garden with a fabulous purpose built home office/studio tucked away in the corner of the garden and perfect for home working. Previously, planning permission was granted for an extension to the rear of the property to form a large kitchen/diner off the living room, which in turn creates the opportunity for a third bedroom in place of the existing kitchen. This permission has since lapsed but could be re-applied for if desired.

LOCATION Rosebank is situated close to local footpaths and bridleways providing good walks through Afton Nature Reserve and also to Tennyson Down leading through to High Down and The Needles where you can enjoy miles of breathtaking sea and coastal views. In Freshwater Bay there is a popular beach and 18 Hole Golf Course and just around the corner is the pretty thatched church of St Agnes, as well as the popular Piano Café/Bistro and Orchard Brothers general store. Within a mile is Freshwater village centre with its range of shops and amenities and the historic harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive, making this property ideally suited as either a permanent or second home/holiday retreat.

ENTRANCE HALL A spacious and welcoming area with a built-in cloaks/store cupboard, an airing cupboard with hot water tank and access to the loft space with a fitted ladder.

LIVING ROOM 18' 2" x 11' 11" max (5.559m x 3.637m) A sizeable reception room with a gas fire fitted to the fireplace and wonderful full height book/display shelving with access leading through the shelving to:

SUN ROOM 11' 7" x 7' 4" (3.554m x 2.254m) A bright room offering a pleasant outlook over the rear garden with access onto the paved patio terrace.

KITCHEN 10' 5" x 12' 10" (3.176m x 3.937m) Well fitted with a range of grey fronted cupboards and drawers with solid butchers block style work surfaces over and incorporating an inset sink unit. There is space for a freestanding cooker with cooker hood over, an external door to the side, a shelved larder cupboard and a useful storage cupboard housing the gas central heating boiler.

BEDROOM 1 11' 5" x 11' 3" (3.504m x 3.448m) A large double bedroom with built-in recessed storage cupboards and enjoying a pleasant outlook over the rear garden.

BEDROOM 2 10' 5" x 8' 5" (3.182m x 2.581m) Another double bedroom with an outlook to the side.

BATHROOM Fitted with a white suite comprising of a WC, wash basin and a 'P' shaped bath with a shower over and curved glass screen to the side.

OUTSIDE To the front of the property is an area of garden laid to lawn with a good variety of established plants and shrubs providing a good degree of privacy. There is a block paved driveway and pathway providing ample off road parking and access to the front entrance as well as the **GARAGE** 13' 7" x 7' 11" (4.158m x 2.428m) with an up and over door and a subdivided utility area to the rear with plumbing for a washing machine.





There is access both sides of the property to the large sunny rear garden which is enclosed by fencing and features established hedging in places providing good privacy. Adjacent to the property is a paved patio terrace, as well as a summer house and a generous gravelled area of side garden. There is a large lawned area, which is bordered by established flower/shrub beds and leads to the vegetable garden. Enclosed by picket fencing and featuring two raised vegetable beds and a timber shed, the vegetable garden also boasts a fantastic purpose built home/office/studio, ideally tucked away.

HOME OFFICE/STUDIO 11' 3" x 7' 3" (3.430m x 2.233m) A truly valuable and versatile space with power/light, electric heater and double glazed window and sliding doors to the front and side flooding light into the room.

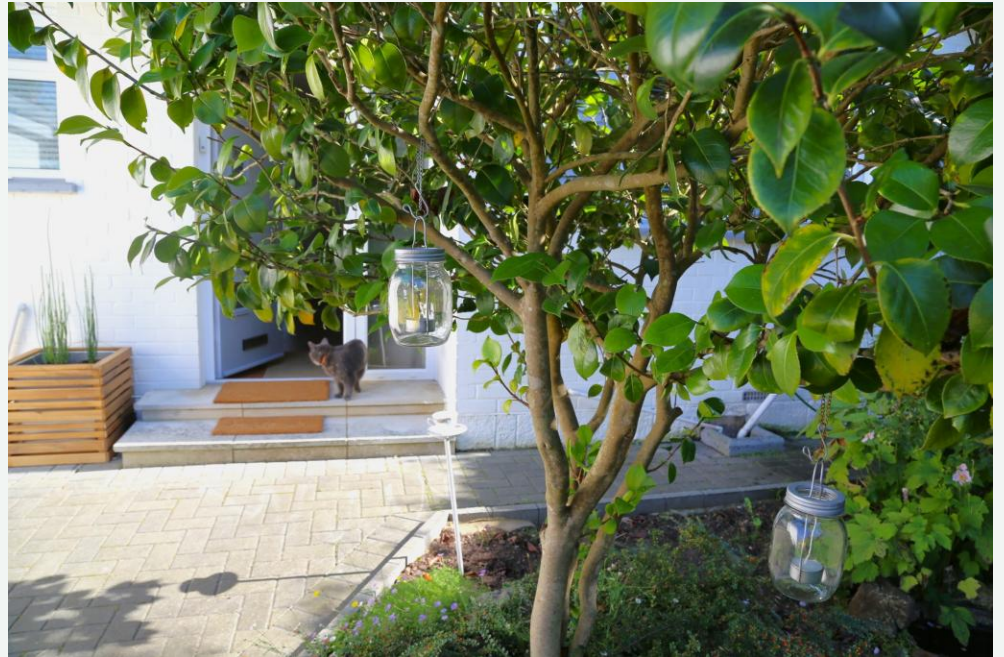
COUNCIL TAX BAND D

EPC RATING D

TENURE Freehold

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





Rosebank



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. 2022



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