

SPENCE WILLARD



Tides Reach, Bay Road, Freshwater Bay, Isle of Wight

A great opportunity to acquire a three bedroom detached bungalow located in one of the most sought after roads in the area and within a couple of minutes walk of the beach.

VIEWING

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Upon entering the property, you're immediately struck by its sense of space and light, with bright and airy accommodation enhanced by a gas central heating system and double-glazed windows. The generously sized lounge offers views to both the front and rear, and features tri-folding doors that open onto the rear garden and timber-decked terrace, creating a seamless indoor-outdoor living experience. The kitchen/breakfast room is fitted with a range of modern units and provides ample space for a dining table and chairs, with direct access to the rear garden and terrace. All three double bedrooms are well-proportioned, with one benefiting from a stylish en suite shower room. A good-sized main bathroom adds further convenience.

Outside, the front and rear gardens are attractively screened by mature fencing and hedging, offering privacy and a pleasant outlook. The front garden includes a raised timber deck, while the rear features an expansive timber decked terrace, ideal for relaxing or entertaining adjacent to an open lawn bordered by established plants, trees and shrubs providing a variety of colour throughout the growing season. A garage to the side of the property is accessible via a driveway that provides ample off-road parking.

LOCATION

Located at the coastal end of this desirable unmade road, the property is just a couple of hundred yards from the beach at Freshwater Bay. Nearby footpaths provide access to National Trust owned fields and stunning downland, offering miles of scenic walking routes and breathtaking coastal views. These stretch from High Down and The Needles at Alum Bay, across Tennyson Down, and through to Afton Down via the Tennyson Trail, continuing all the way to Carisbrooke. Freshwater Bay itself offers a range of local amenities, including an 18-hole golf course, the recently refurbished Albion Hotel and Restaurant, Afton Nature Reserve, the popular Orchards Brothers general store, and the Piano Café. Freshwater village centre is approximately a mile away and provides a range of shopping options, including supermarkets and independent stores, along with a doctors' surgery, primary school, and a leisure centre with a community swimming pool. The mainland ferry terminal at Yarmouth, with regular sailings to Lymington, is just a ten-minute drive away, offering easy access to the mainland.

ENTRANCE HALL

A spacious and welcoming space area with a exposed floorboards, a built-in double cloaks wardrobe cupboard and a separate double storage cupboard housing a 'Vaillant' gas central heating boiler.

LOUNGE

6.75m x 3.60m (22'1" x 11'9")

A bright and spacious reception room with exposed floorboards and enjoying a dual aspect to the front and rear with tri-folding doors to the rear leading out to the rear garden and a large terrace laid to timber decking.

KITCHEN/BREAKFAST ROOM

4.85m x 4.15m (15'10" x 13'7")

A well appointed and generous room with a tiled floor and ample space for a table and chairs with double doors leading out to the rear garden and timber terrace. The kitchen area comprises of fitted cupboards, drawers and work surfaces together with an inset sink unit and an integrated electric oven, gas hob and a cooker hood over. In addition there is space for other appliances including a dishwasher and washing machine together with an upright fridge/freezer.

BEDROOM 1

4.15m max into door recess 3.65m (13'7" max into door recess 11'11")

A good double bedroom with an outlook over the rear garden and door to:

EN SUITE SHOWER ROOM

A useful and well appointed fully tiled facility comprising a WC, wash basin and walk-in wet room style shower cubicle.

BEDROOM 2

3.35m x 3.55m (10'11" x 11'7")

Another good double bedroom with ample built-in wardrobe cupboards.

BEDROOM 3

3.55m x 3.40m (11'7" x 11'1")

A generous double bedroom including a wardrobe cupboard with mirror fronted doors.

BATHROOM

2.40m x 1.90m (7'10" x 6'2")

Another well appointed facility with tiled floor and walls and a suite comprising a WC, vanity unit with counter top basin and a bath with a shower tap attachment over.

OUTSIDE

There are good sized gardens to the front and rear of the property which are pleasantly screened by established fencing and hedging. The front garden is laid to lawn and stocked with a good variety of plants and shrubs, together with a raised timber decking adjacent to the front entrance and a driveway providing good off road parking and access to the GARAGE 5.25m x 2.50m (17'2" x 8'2").

The rear garden is well enclosed and affords a good degree of privacy and shelter and features a good sized open lawn bordered by a variety of plants, trees and shrubs providing a wealth of seasonal colour. A large timber decked terrace runs along the back of the property, ideal for relaxation, al fresco dining and entertaining. Other features include an outside water tap and external power socket.

COUNCIL TAX BAND

E

EPC RATING

D

TENURE

Freehold

POSTCODE

PO40 9QA

VIEWING

Strictly by appointment with the selling agent Spence Willard.







Tides Reach



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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