

SPENCE WILLARD



152 School Green Road, Freshwater, Isle of Wight

A well presented three bedroom semi-detached house benefitting from off road parking a sunny enclosed rear garden and conveniently situated close to the shops, services and amenities in Freshwater village centre.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



This well-presented home offers comfortable family living. The ground floor features a bright and spacious open plan living/dining room, ideal for relaxing or entertaining, along with a modern kitchen leading off. Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a versatile single bedroom that would also work well as a home office or nursery. A family bathroom completes the first floor. Outside, the private rear garden provides a safe and enclosed space with lawn and patio and enjoys a sunny southerly aspect. There is access to and from the parking area via the rear gate that allows for one allocated parking space.

LOCATION

The property is in walking distance of Freshwater Village and there are a number of shops and eateries nearby and a Sports Centre with indoor pool, a Health Centre and a Library. The beaches at Colwell Bay, Freshwater Bay and Totland Bay are all local and there are numerous country and coastal walks available too. Access to the mainland from the ferry service to and from Lymington, is five minutes drive away at the harbour town of Yarmouth with it's regular service for both vehicles and foot passengers.

ENTRANCE LOBBY

CLOAKROOM

A useful facility with WC and wash basin.

LIVING/DINING ROOM

15'3" max x 13'5" + 9'4" x 7'10"

Generous in size and filled with natural light, this welcoming room offers plenty of space for both comfortable seating and a dining table, making it ideal for everyday family life as well as entertaining guests. The open layout creates a natural flow, allowing conversation and connection whether you're relaxing on the sofa or hosting dinner. There is a useful understairs storage cupboard and access out to the rear garden.

KITCHEN

9'4" x 6'10"

With an outlook over the rear and featuring a good range of stylish modern cupboards drawers and work surfaces incorporating an integrated electric oven and Induction hob with cooker hood over. In addition, there is space and for both a washing machine and a freestanding upright fridge/freezer.

FIRST FLOOR

with access to the loft space.

BEDROOM 1

11'9" x 8'4"

A good double with an open view to the rear enjoying a distant view to Tennyson Down.

BEDROOM 2

11'3" x 8'4"

A double bedroom with an outlook to the front.

BEDROOM 3

8'10" x 6'8"

A versatile bedroom with an outlook to the rear.

BATHROOM

6'4" x 5'8"

Fitted with a suite comprising WC, wash basin and a bath with shower over.

OUTSIDE

The property benefits from an allocated parking space in a private parking area to the rear. To the front, there is a small enclosed garden with path leading to the main entrance. To the rear is an enclosed garden area with a patio and a gated access to the parking area.

COUNCIL TAX BAND

C

EPC RATING

C

TENURE

Freehold

POSTCODE

PO40 9BB

VIEWING

Strictly by appointment with the selling agent, Spence Willard.



152 School Green Road



GROUND FLOOR



FIRST FLOOR

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.