

SPENCE WILLARD



3,Eden Place, Eden Road, Totland Bay, Isle of Wight,PO39 0HP

A chain free three bedroomed terraced home located in Totland Bay. Seafront nearby.

VIEWING

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This chain-free three bedroom terraced home is located on the fringes of Totland Bay and is a stones throw away from Totland Bay seafront. Purchased from new back in 1975 off-plan by the current family, who have loved the location and property which is ideal for First Time Buyers with a family or a couple as desired. The accommodation itself briefly comprises an entrance hall with stairs to first floor and doors to downstairs rooms, a kitchen with walk-in pantry area, living room with dining area enjoying windows at the front and rear, two double bedrooms and a single bedroom plus a family shower room.

Moving outside there is a terraced garden accessed by purpose built steps with gated access at the top to and from Church Hill that is shared with next door. The defined terraces offer various seating ,and drying plus an opportunity to plant outs as desired. There is also a lawned garden to the front with a path to and from the private road plus the owners have looked after the area directly in front of their property as with all other residents in the close including erecting a close board fence in more recent times.

LOCATION

Eden Place is a small development built circa 1975 just off Eden Road which goes between Church Hill and Turf Walk. There is quite a mix of modern and character homes in this area and Turf Walk overlooks The Solent so the seafront, eateries and The Pier are a short walk away .The nearby countryside and coastal walks make this a popular location for walkers and dog owners! There are a few local shops in Totland Bay with the main shopping centre in Freshwater some 2 minutes drive away. The road and bus links are good and the nearest ferry terminal operating between mainland UK and the Island, can be found at Yarmouth which is about a 5-6 minute drive with regular crossings to and from Lymington for both foot and cars alike.

ENTRANCE HALL

Stairs to first floor and internal door into:

LIVING AND DINING ROOM

7.785 x 3.070 narrowing to 2.330. (25'6" x 10'0" narrowing to 7'7")

With a large bow window to the front and a window to the rear, this space is ideal for both a three-piece suite and a table and chairs as preferred. Internal door to:

KITCHEN/WALK-IN PANTRY AREA

3.585 x 2.165 (11'9" x 7'1")

The kitchen will come with a new built-in electric oven plus a new hob and currently comprises some wall and floor mounted kitchen units with work surfaces over and one with an inset sink and drainer. There is a window to the rear and a glazed back door plus access to a rear pantry/storage area which goes under the main staircase and is a really useful space.

FIRST FLOOR LANDING

Staircase to and from entrance hall with walk-in airing cupboard and internal doors to:

BEDROOM ONE

4.265 x 2.670 (13'11" x 8'9")

A double bedroom with window to the front with some views to The Solent and beyond. Built-in double wardrobe with sliding doors.

BEDROOM TWO

2.940 x 2.428 (9'7" x 7'11")

A smaller bedroom with built-in wardrobe and window to rear overlooking garden.

BEDROOM THREE

2.265 x 1.855 (7'5" x 6'1")

A single bedroom with window to front with some views to The Solent .

SHOWER ROOM

2.070 x 1.875 (6'9" x 6'1")

Corner shower unit with WC and wash hand basin. Obscure window to rear.

ADDITIONAL INFORMATION

The property is heated by modern thermostatically controlled electric radiators.

OUTSIDE

The rear gardens are terraced with different levels accessed via steps to and from patio area with gated access to Church Hill, (Shared with neighbour). Currently there are seating areas, some mature shrubs, a drying area but each level can be utilised as desired by any new owners. There is also a lawned front garden accessed from the private road with pathway to and from main front door. Parking is on-street.

TENURE

Freehold





COUNCIL TAX BAND
C

EPC RATING
D

VIEWING
Strictly by appointment only via Spence Willard Estate Agents in
Freshwater





3 Eden Place



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.

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