

SPENCE WILLARD



44 Sunset Close, Freshwater, Isle of Wight, PO40 9JP

A semi-detached bungalow free from any onward chain and comprising two bedrooms, a living room, a kitchen, a utility, a shower room, and a conservatory.

VIEWING

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DESCRIPTION

A semi-detached bungalow free from any onward chain and comprising two bedrooms, a living room, a kitchen, a utility shower room, and a conservatory. There are gardens to the front and rear and a shed is also included. The village centre is only a couple of minutes' walk away.

LOCATION

This cul-de-sac of bungalows is a stone's throw away from the amenities and shops in Freshwater Village including a Health Centre, Sports Centre, and Library. The seafronts of Colwell Bay, Totland Bay, and Freshwater Bay are also nearby and there is walking access to Golden Hill Fort Country Park ideal for any nature lovers and dog walkers alike.

PORCH

Door from front drive and internal door into:

HALL

Access to all rooms:

LIVING ROOM

14'1" x 10'7"

Bow window to front, fireplace and door to:

KITCHEN

12'0" x 10'7" narrowing to 5'4"

A range of wall and floor-mounted units with work surfaces over and an inset one-and-a-half sink and drainer. Space for a free-standing cooker Window to conservatory and door to:

UTILITY

7'0" x 5'4"

Space and plumbing for washing machine and storage shelving. Window to rear.

CONSERVATORY

10'9" x 10'4"

Dual aspect windows and double patio doors to the rear garden.

BEDROOM ONE

13'7" x 9'2"

A double bedroom with windows to the side and rear.

BEDROOM TWO

9'2" x 8'7"

Window to front.

SHOWER ROOM

Obscure window to rear. Double shower with WC and wash hand basin. Tiled walls.

OUTSIDE

There is a front garden with some shrubs and a path leading to the main entrance and to side access leading into the rear garden.

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

B

VIEWING

Strictly by appointment only via Spence Willard Estate Agents



44 Sunset Close



GROUND 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. 2023



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