

SPENCE WILLARD



4, Bristol Terrace Blackbridge Road, Freshwater Bay, Isle Of Wight, PO40 9QW

A period two bedroomed end terrace with front and rear gardens located within a two-minute walk of Freshwater Bay.

VIEWING

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A charming character cottage built circa late 1800's with many original features retained including fireplaces, exposed wooden floors, latch lever doors and wooden sash windows.

The accommodation itself currently consists of a cosy sitting room, a dining room with built-in cupboard and stairs to first floor, a kitchen with utility room and separate WC on the ground floor and two bedrooms and a bathroom on the first floor. Outside the cottage to the front there is a courtyard style garden with wood built shed with gated access down the side of the house to a well planted rear garden.

LOCATION

Situated on a popular road in Freshwater Bay, this property offers great access to miles of downland and coastal walks via a network of local footpaths and bridleways together with access to the SSSI protected Afton Nature Reserve, Freshwater Bay Golf club and the beach. Within a few hundred yards is a well stocked local general store and a popular cafe/bar and the main shopping centre in Freshwater itself is less than 5 minutes drive away. The historic harbour town of Yarmouth has the nearest ferry terminal to and from mainland UK via Lymington is within a ten minute drive offering regular sailings all year round.

KITCHEN

3.115 x 1.960 (10'2" x 6'5")

A bespoke kitchen with floor standing cupboard, complemented with a solid Oak work surface over. Integrated gas hob and electric oven, inset sink and drainer with window to side access and arch to:

UTILITY

2.620 x 2.315, narrowing to 1.370 (8'7" x 7'7", narrowing to 4'5")

An 'L' shaped room which works well as a continuation of the kitchen with the same Oak work surface incorporating a stainless steel sink and cupboard under. Window to side aspect. There is plumbing and space for both a dishwasher and a washing machine and a wall mounted gas boiler. Door off to separate WC.

DINING ROOM

3.615 x 3.380 (11'10" x 11'1")

A charming dining room with sash window overlooking rear garden, chimney breast to install a log burner if required. and recently created understairs storage cupboard. Turned stairs to first floor and doors off to:

SITTING ROOM

3.615 x 3.340 (11'10" x 10'11")

With exposed wooden floors, an ornate fireplace fitted with log burner, sash window to front garden and door to outside.

FIRST FLOOR

Wood stripped floor with doors off to:

BEDROOM 1

3.560 x 3.355 (11'8" x 11'0")

A double bedroom with attractive feature fireplace and sash window to front aspect.

BEDROOM 2

3.390 x 2.030 (11'1" x 6'7")

A pleasant single bedroom with sash window overlooking rear garden

BATHROOM

3.026 x 1.956 (9'11" x 6'5")

Two Velux windows provide an abundance of natural light and the bathroom comprises a bath, low level WC and a wash basin. There is also a built-in cupboard.

OUTSIDE

To the front is a paved courtyard area bordered with deep flower beds and a white picket fence and includes a wood built shed. A gated side path leads to the side and sunny rear garden which is fenced and bordered with a variety planted shrubs and flower borders.

ADDITIONAL INFORMATION

N.B.

Number 3 Bristol Terrace has a right of access to their rear garden via the side path with prior arrangement.





COUNCIL TAX
BAND B

EPC
D

VIEWINGS

Strictly by prior appointment with the sole selling agent Spence Willard.





4, Bristol Terrace



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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