

SPENCE WILLARD



13 William Fox Avenue, Brighstone, Isle of Wight

An immaculate detached two bedroom bungalow for 'Over 55's' situated on an attractive residential development featuring a range of houses and bungalows within easy walking distance of the village centre.

VIEWING

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The property is well presented and, having been constructed recently to meet the latest building regulations, offers excellent insulation, stylish inset casement double-glazed windows, and an efficient LPG gas-fired heating system, ensuring a warm and economical home. The combination of brick and natural stone, complemented by a real slate roof and decorative chimney detailing, creates an appealing exterior. This charm is further enhanced by pale green windows and fascias paired with a sleek black composite front door. The home also comes with the remainder of its 10-year LABC new-build warranty for peace of mind. Inside, the property features a mix of hard flooring and carpet throughout. The accommodation comprises an open plan kitchen/dining/living room with a stylish modern kitchen incorporating integrated appliances, a well appointed shower room and two generous double bedrooms, one with a double doors leading out to the rear garden. Externally, the front and rear gardens are laid to lawn and complemented by young hedging and attractive chestnut rail fencing to the front. Off-road parking is provided at the front, while decorative sandstone paving leads to the front entrance and continues around the side of the property to a rear patio, perfect for outdoor relaxation.

LOCATION

Brighstone is a thriving West Wight village located less than a mile from the stunning coastline, offering convenient access along the Military Road to several popular sandy beaches. The village provides an excellent selection of amenities, including a general store with post office, a newsagent and café, a community library, two churches, a welcoming public house, a doctor's surgery, and a primary school. For outdoor enthusiasts, Brighstone is surrounded by an extensive network of public footpaths and bridleways, leading to miles of picturesque downland and coastal walks, perfect for exploring the natural beauty of the area.

ENTRANCE HALL

A spacious area with smart and practical LVT flooring which continues through the main open plan living space.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Living/Dining Area

5.00m x 4.00m (16'4" x 13'1")

A generous space with windows to the front and ample space for a comfortable sitting area and a dining table and chairs.

Kitchen Area

2.80m x 2.45m (9'2" x 8'0")

Well fitted with a range of cupboards, drawers and work surfaces and incorporating a number of neatly integrated appliances including a microwave oven, dishwasher, washer/dryer, fridge/freezer as well as an LPG gas fired hob with electric oven beneath and cooker hood over. The wall mounted 'Vaillant' LPG boiler supplies heating and hot water.

BEDROOM 1

3.20m x 3.65m (10'5" x 11'1")

A good double bedroom with an outlook over the rear garden.

BEDROOM 2

3.75m x 2.45m (12'3" x 8'0")

Another double bedroom with double doors out to the rear garden and an access to the insulated loft space.

SHOWER ROOM

2.20m x 2.00m (7'2" x 6'6")

A comfortable and well-appointed space featuring a WC, vanity wash basin, and a generously sized walk-in shower cubicle. A fitted cupboard offers useful storage, while the tall chrome towel rail/radiator adds a touch of modern style.





OUTSIDE

The front garden is partially enclosed by timber post-and-rail fencing and is mainly laid to lawn, complete with an outdoor water tap. To one side, a driveway offers off-road parking and leads to the main entrance via sandstone steps bordered by flower beds, with a gated side access for convenience.

The generously sized rear garden enjoys plenty of sunshine. It features a sandstone patio terrace framed by attractive raised flower beds and a charming trellis arch/arbor. Additional amenities include a greenhouse and a combination potting/storage shed, providing practical and versatile outdoor space.

COUNCIL TAX BAND

D

EPC RATING

C

TENURE

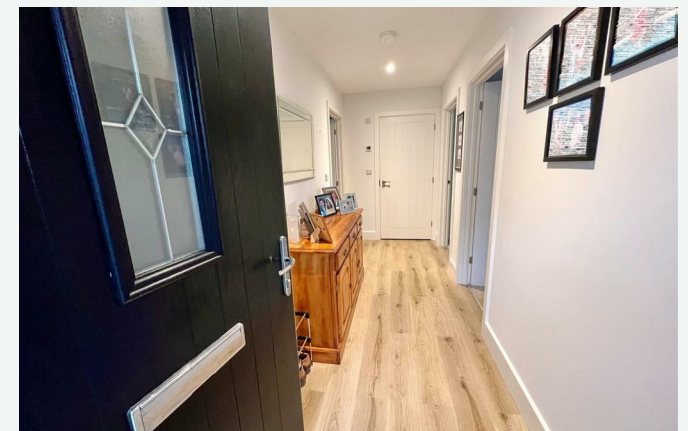
Freehold with an minimum age restriction of 55 years.

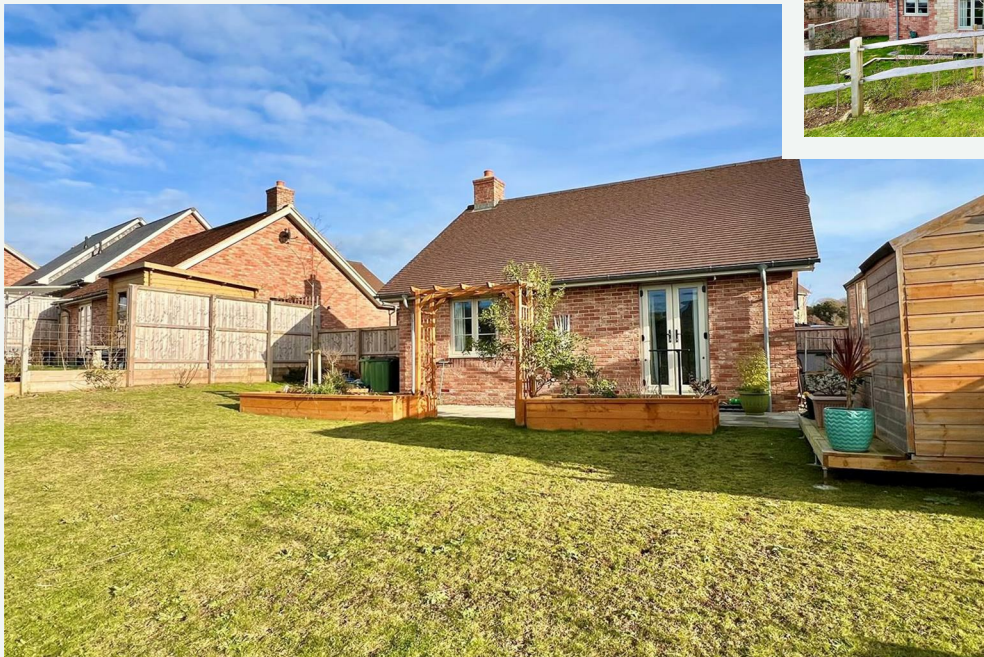
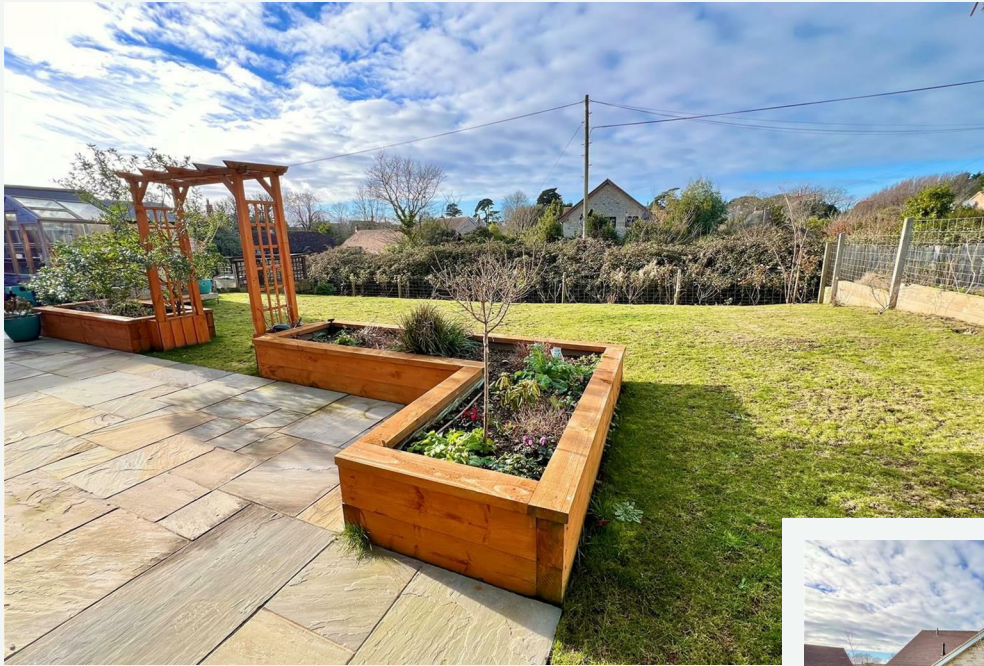
POSTCODE

PO30 4EN

VIEWING

Strictly by appointment with the selling agent Spence Willard.





13 William Fox Avenue



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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