

SPENCE WILLARD



Spring Tide, 53 Worsley Road, Gurnard, Isle of Wight

A surprisingly spacious family home with characterful charm and generously proportioned rooms with high ceilings. Located in the idyllic village of Gurnard the property has a southwest facing garden with well-established borders on a good-sized plot with driveway

VIEWING:

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Built by a local builder in the 1930s, this attractive home offers versatile accommodation with three reception rooms all with generous ceiling heights. The well-equipped kitchen with stable door overlooks a mature rear garden. Interior details including wooden panelling and driftwood add to the character. The first floor features a particularly bright principal bedroom with Velux windows from which superb views of the Western Solent can be enjoyed. Externally, the property benefits from a front garden with gravelled driveway for two cars and southwest facing rear garden.

The property is ideally located in sought after Gurnard with its village shop, café, church and two friendly pubs all within a short stroll. On the edge of a woodland featuring recently installed steps forming part of the King Charles III coastal path providing easy access to the much-loved Gurnard Bay with an onward esplanade walk connecting to the renowned sailing mecca of Cowes.

ACCOMMODATION

COVERED VERANDA With tiled floor.

GROUND FLOOR

ENTRANCE PORCH Tiled flooring and wooden storage shelf.

ENTRANCE HALL Access to all principal rooms with staircase rising to first floor. Understairs storage cupboard.

KITCHEN/ BREAKFAST ROOM A dual aspect room with views to the rear garden and stable door providing access to covered lean to. Kitchen equipped with an array of base units providing good storage space, ceramic tiled surround, Smeg rangemaster, stainless steel one and a quarter sink, Vaillant boiler, space for washing machine and freestanding fridge freezer.

SITTING ROOM Large bay window providing natural light, wooden panelling and woodburning stove.



BEDROOM 2 Double bedroom to front elevation.

DINING ROOM A good sized room with space for ample seating. Ornate fireplace.

GARDEN ROOM Versatile space currently used as additional sitting area with French doors opening onto the rear garden.

BEDROOM 3 A further good-sized double room.

CLOAKROOM WC and sink.

BATHROOM Bath, separate shower unit, sink with mirror fronted cabinet over, WC, heated towel rail.

BEDROOM 1 Triple aspect double bedroom featuring Velux windows providing views over the Western Solent. Extensive eaves storage. Driftwood banister and wooden panelling forming a three-quarter wall where bed is currently placed. Cupboard housing fuse board.

OUTSIDE

The property is located in popular Worsley Road with attractive front garden with gravelled driveway and parking for two cars. A separate gate with path leads to front covered veranda with attractive mature trees. The property has convenient side access on both sides whilst a covered lean to provides direct access to the kitchen. The rear garden features three fruit trees and a paved area ideal for alfresco dining. Attractive mature trees border the garden which is mainly laid to lawn and **SHED** provides storage. The property sits next to a woodland with regular Red Squirrel sightings and provides easy access to Gurnard Bay and popular sailing club.

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.

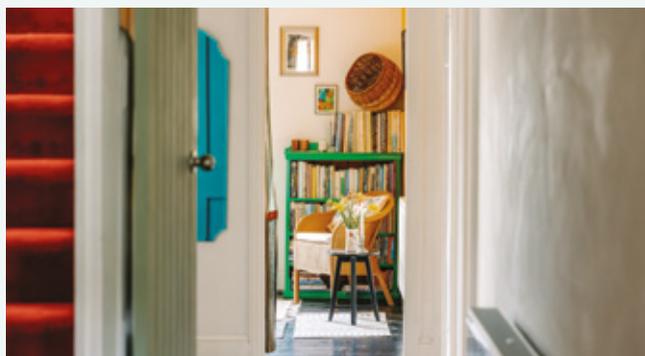
TENURE Freehold

EPC Rating E

COUNCIL TAX Band E

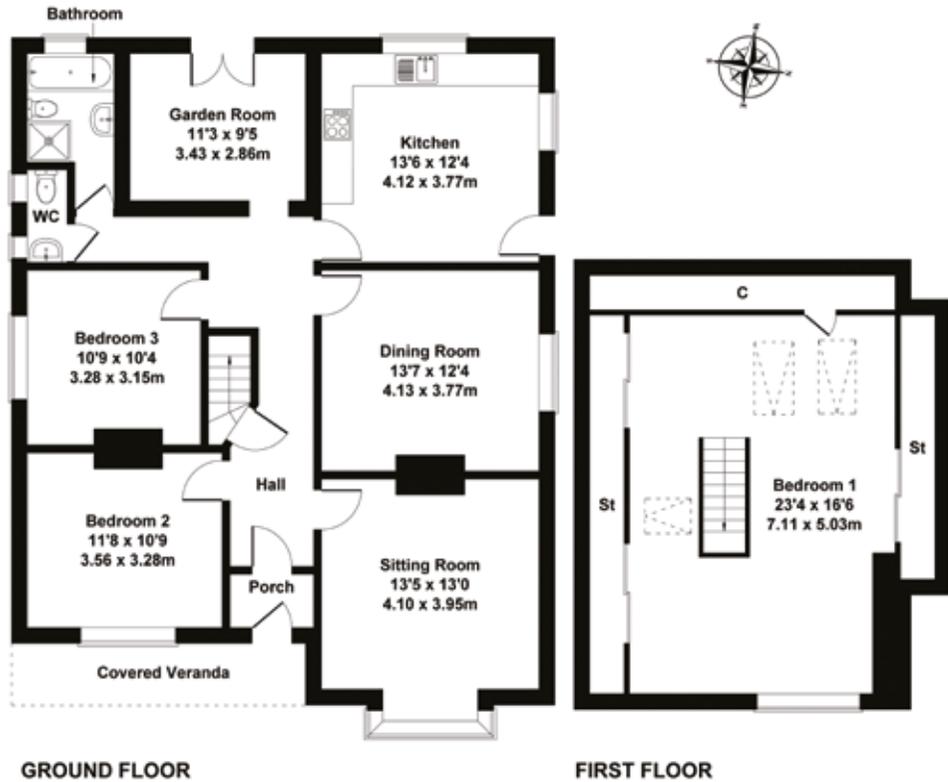
POSTCODE PO31 8JX

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



53 Worsley Road

Approximate Gross Internal Area
1711 sq ft - 159 sq m



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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