



3 ST MARTINS

FRESHWATER BAY, ISLE OF WIGHT

GUIDE PRICE
£450,000

spence
willard

3 ST MARTINS

AFTON DOWN

FRESHWATER BAY

ISLE OF WIGHT

PO40 9TY

A SPACIOUS MODERN GROUND FLOOR THREE BEDROOM COASTAL APARTMENT SET ABOVE FRESHWATER BAY WITH WONDERFUL VIEWS OF THE SEA AND ACROSS FRESHWATER BAY TO THE BEACH AND TENNYSON DOWN BEYOND. INCLUDED ARE FABULOUS COMMUNAL FACILITIES INCLUDING A LEISURE SUITE WITH AN INDOOR SWIMMING POOL/JACUZZI SPA, TOGETHER WITH A SAUNA, GAMES ROOM, TV ROOM AND GARDENS.

The apartment comprises three double bedrooms, two en suite, and all with views of the sea. Two of the bedrooms enjoy direct access out onto either the southerly balcony or the westerly patio terrace. The main open plan living space features a double aspect with a south and westerly outlook providing a fabulous vista to the sea and over the Bay and again with direct access to both the balcony and patio terrace leading to an area of private garden. Other features include a video security entry system, a high level of insulation, a zoned gas fired under floor heating system, allocated parking and an extremely useful, lockable storage room. The apartments have been well designed with fantastic communal facilities, rarely seen on the Island, and offers a great investment for those looking for more than just a coastal property with a sea view.

The property is within a couple of hundred yards of the beach in Freshwater Bay, the 18 hole golf course and the SSSI protected Afton Nature Reserve. The apartment enjoys gated access from the communal grounds directly onto the coastal footpath giving access to the beach and miles of walking in the surrounding area. Approximately a mile away are the shops, services and amenities in Freshwater village centre and the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive making this apartment suitable as either a permanent home or a second home/holiday retreat.

COMMUNAL ENTRANCE HALL A bright and smart space with stairs and a lift to all floors.

ENTRANCE HALL The entrance hall features oak flooring, a video entry security control panel and a useful large storage cupboard also housing the pressurised hot water cylinder.

CLOAKROOM with WC and wash basin.

OPEN PLAN LIVNG ROOM/KITCHEN 18' 11" x 17' 9" plus door recess (5.790m x 5.419m) A bright and spacious double aspect room with oak flooring and a wonderful outlook across the Freshwater Bay to the sea, together with a doors leading out to the balcony and the paved patio terrace onto a private area of garden. The kitchen area is well fitted with a range of modern wall and base cupboards and granite work surfaces incorporating a breakfast bar to one end and an inset one and a half bowl sink unit. There are various integrated appliance including a dishwasher, washer/dryer, fridge/freezer, electric double oven and a five burner gas hob with a cooker hood over.

BEDROOM 1 19' 0" x 10' 11" (5.798m x 3.330m) A large double bedroom with a recessed built-in wardrobe cupboard and a door leading out onto the long southerly balcony where one can sit and take in the glorious vista. Door to:

EN SUITE SHOWER/WET ROOM A well appointed wet room style shower with a tiled floor draining floor, WC and wash basin.

BEDROOM 2 16' 0" plus door recess x 10' 0" (4.902m x 3.063m) Another spacious double bedroom with views of the sea and beach together with access onto the patio terrace and private area of garden. There is also a door to the Jack n' Jill bathroom.

BEDROOM 3 10' 5" max x 16' 4" (3.1919m x 5.003m) Another double bedroom with a southerly outlook to the sea.

JACK N' JILL BATHROOM A large bathroom with dual access from bedroom 2 and the entrance hall and fitted with a WC, wash basin, bath and a wet room style shower area.





COMMUNAL LEISURE SUITE To the lower ground floor there is an abundance of leisure facilities accessible by both the lift and stairs which comprise a fabulous swimming pool with jacuzzi spa area and showers adjacent, together with a sauna, separate WC as well as a well fitted kitchen area and doors leading to the communal gardens and a patio terrace. In addition, there is a discreet TV room, a large games room with table tennis and a pool table and an extremely useful lockable storage room for each separate apartment.

OUTSIDE As well as the fantastic communal indoor facilities, there is an area of fenced private garden belonging to the apartment which is lawned and features a paved patio terrace on which to sit and enjoy the local landscape and views. There are also communal grounds to the side and rear of the building for all the resident's to enjoy. To the front of building there is a large communal block paved parking area with an allocated parking space for each apartment together with visitor parking. In addition there is a screened refuse area and a useful external communal store with an adjacent covered area.

COUNCIL TAX BAND F

EPC RATING B

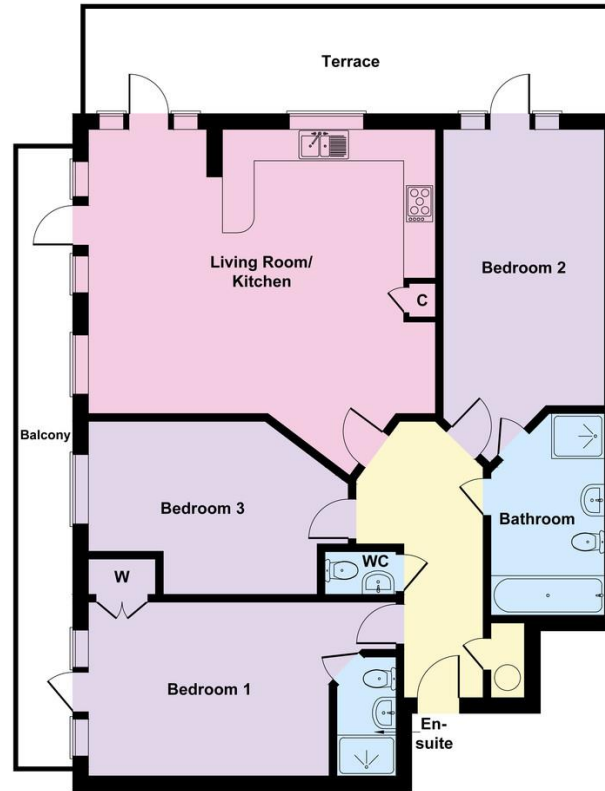


VIEWINGS All viewings will be strictly by prior appointment with the selling agent Spence Willard.



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Approximate Gross Internal Area
1206 sq ft - 112 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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