



53 HURST POINT VIEW
TOTLAND BAY, ISLE OF WIGHT

GUIDE PRICE
£285,000



53 HURST POINT VIEW TOTLAND BAY, ISLE OF WIGHT PO39 0AQ

A brand new four bedroom semi detached town house situated in a coastal location at the end of a 'No Through' road with far reaching sea and coastal views from the first floor and second floors. The property offers bright and airy accommodation over three floors with a fabulously spacious master suite to the second floor with en suite shower room and dressing room, together with quad-folding doors opening out to a step out balcony area providing far reaching panoramic views over the Western Solent from The Needles and Totland Bay across to the mainland coastline beyond. The kitchen and bathrooms are fitted with a good range of stylish modern fixtures and fittings including integrated kitchen appliances. There is off road parking to the front of the property for several cars and a pleasant enclosed rear garden sheltered by the original brick wall of Fort Warden. On completion there will be the benefit of a 10 year ICW construction warranty certificate.

This brand new home is part of a small development of four semi-detached houses situated at the end of the sought after Fort Warden Heights development, which mainly consists of detached homes and quality apartments with sea views and is accessible via a nearby public footpath to the beaches in both Colwell and Totland Bays including 'The Hut', the well renowned beachside restaurant. Freshwater village centre with its range of shops, services and amenities is approximately a mile away and the harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive, making this property suitable as either a permanent home or second home/holiday retreat.

ENTRANCE HALL with stairs off to the first floor.

CLOAKROOM with WC and wash basin.

LOUNGE 15' 11" x 12' 3" (4.855m x 3.737m)
A good sized room with double doors leading to the rear garden and patio. Opening through to:

KITCHEN/BREAKFAST ROOM 14' 6" x 9' 3" (4.429m x 2.839m) A well fitted space with modern wall and base storage cupboards and work surfaces incorporating a sink unit and integrated appliances comprising a fridge/freezer, washing machine, dishwasher, electric oven and a gas hob with cooker hood over and a glass splashback. In addition, there is a concealed gas 'Glow Worm' boiler for the central heating and hot water.

FIRST FLOOR LANDING with a window to the front and stairs off to the second floor master suite.

BEDROOM 2 12' 2" x 8' 10" (3.720m x 2.716m) with sea and coastal views to the rear.

BEDROOM 3 8' 11" x 8' 6" (2.727m x 2.615m) with an outlook to the front.

BEDROOM 4 8' 9" x 7' 1" (2.668m x 2.163m) with sea and coastal views to the rear.

BATHROOM To be fitted with suite comprising WC, wash basin and bath with a shower unit over.

SECOND FLOOR

MASTER BEDROOM 15' 11" x 13' 6" (4.852m x 4.125m) A large master bedroom with quad-folding doors to the rear leading out to a step out balcony with a fabulous panoramic views of the sea from The Needles and around the Western Solent to the mainland coastline beyond. In addition, there is a dressing room with roof light window to the front.

EN SUITE SHOWER ROOM To be fitted with suite comprising WC, wash basin and shower cubicle.

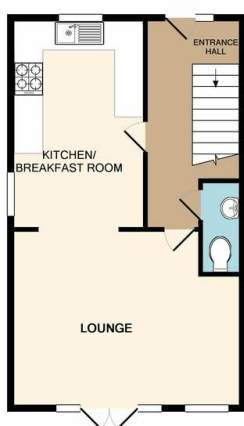
OUTSIDE The property has an open area to the front of the property which is mainly laid to block paving and provides off road parking for several cars. there is an additional area of side garden which will be laid to lawn. there is pathway to the side providing a gated access to the rear garden.

The rear garden will be laid to lawn and enclosed by fencing together with the original feature Fort wall to the rear. In addition, there is a paved patio terrace, outside lighting and a double power point.

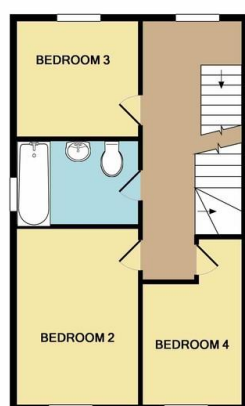
VIEWING Strictly by appointment with the selling agent Spence Willard.

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4. VAT: The VAT position relating to the property may change without notice.



GROUND FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1189 SQ.FT. (110.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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