



**4 THE SHEILINGS**  
FRESHWATER, ISLE OF WIGHT

**GUIDE PRICE**  
£269,950



## 4 THE SHEILINGS FRESHWATER ISLE OF WIGHT PO40 9LL

**A WELL PRESENTED AND SPACIOUS TWO BEDROOMED, LINK DETACHED BUNGALOW WITH GARAGE AND SUNNY SOUTH FACING REAR GARDEN, LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC WITHIN EASY REACH OF THE VILLAGE CENTRE.**

The property has been well maintained over the years and offers well balanced and spacious accommodation throughout. A generous porch welcomes you and leads into the bright and airy living room with modern feature fireplace and French doors to the rear garden. The rest of the accommodation consists of a dual aspect kitchen/diner fitted with neutral coloured cupboards and a variety of appliances, two double bedrooms and a bathroom. The property is warmed by gas central heating and is double glazed throughout.

As well as being within a short walk of the village centre facilities the property is also within a mile of the local beaches in Totland and Colwell Bays and opposite there is a public footpath providing leading to Golden Hill Country Park. The historic harbour town of Yarmouth with its excellent sailing facilities and mainland ferry terminal is within a ten minute drive offering convenient access over the water.

**PORCH** 7' 3" x 5' 5" (2.220m x 1.661m) With large built in cupboard and glazed door to:

**LIVING ROOM** 19' 11" x 11' 11" (6.081m x 3.638m) A dual aspect room with Marble surround, feature fireplace housing an electric fire.

**INNER HALLWAY** A built in cupboard houses the floor standing gas central heating boiler.

**KITCHEN/DINER** 16' 9" x 10' 0" (5.129m x 3.069m) The kitchen area is fitted with a variety of wall and floor standing cupboards with work surface over incorporating a stainless steel sink. Appliances include a freestanding gas cooker, dishwasher, washing machine and fridge/freezer.

**BEDROOM 1** 15' 5" x 11' 11" (4.710m x 3.636m) A generous dual aspect room with double built in wardrobe and built in airing cupboard housing the hot water tank.





**BEDROOM 2** 11' 2" x 10' 2" (3.416m x 3.124m) A double bedroom with fitted wardrobes.

**BATHROOM** A bath with electric shower over and glass screen, pedestal wash basin and WC.

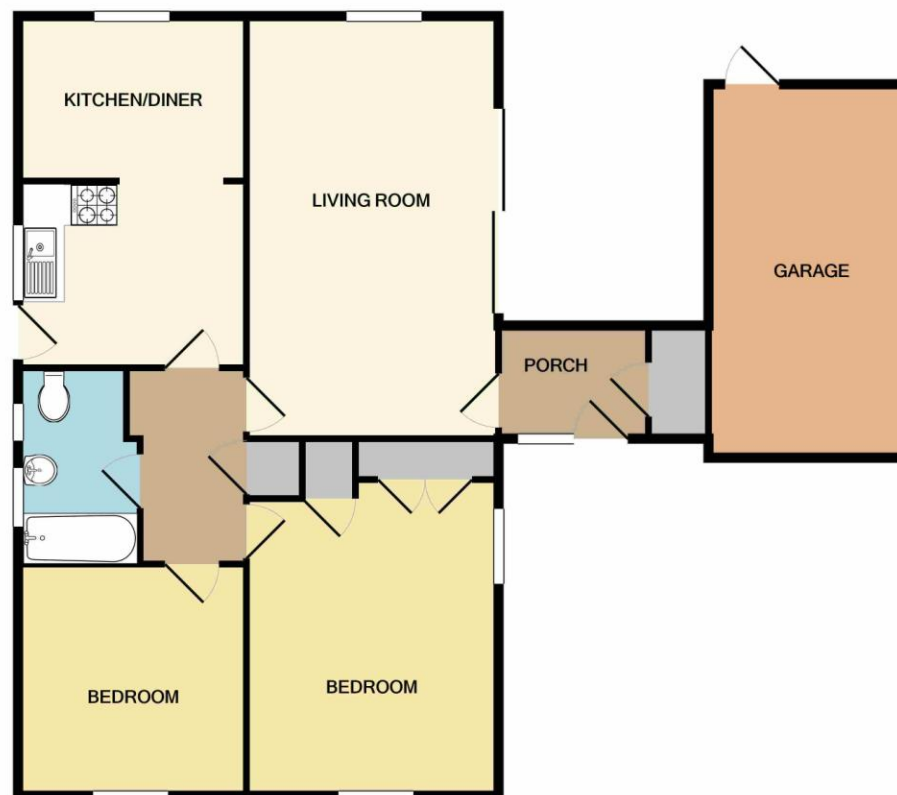
**OUTSIDE** The open plan front garden is laid to lawn with driveway to one side leading to the **GARAGE** 18' 2" x 8' 10" (5.548m x 2.693m) with up and over door, power, light and rear personal door to garden. The rear garden is mainly laid to lawn with a paved patio area adjacent to the living room. A lushington built **GARDEN STUDIO/STUDY** 9' 3" x 7' 5" (2.840m x 2.265m) has been built to high standard with insulation, power, lights, telephones socket and large window.

**COUNCIL TAX BAND D**

**EPC RATING D**



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



TOTAL APPROX. FLOOR AREA 1101 SQ.FT. (102.3 SQ.M.)

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