



8 WESTWAY
NEWBRIDGE, ISLE OF WIGHT

GUIDE PRICE
£245,000

spence
willard

8 WESTWAY NEWBRIDGE ISLE OF WIGHT PO41 0TP

A CHARMING THREE BEDROOMED SEMI DETACHED HOUSE WITH PARKING AND LARGE GARDENS BENEFITTING FROM COUNTRYSIDE VIEWS, LOCATED IN THE PRETTY WEST WIGHT HAMLET OF NEWBRIDGE.

This well proportioned house is in need of a general upgrade as much of the charm from the 1950's has been retained which gives it a nostalgic, retro feel, although there are double glazed windows throughout. The ground floor consists of a good sized living room which enjoys an open fireplace with an attractive tiled surround and original picture rail, a dining room with large fireplace housing the solid fuel stove for the central heating and hot water and a kitchen which leads to a rear porch with separate WC. Upstairs there are three bedrooms with far reaching views across the neighbouring countryside and a bathroom.

The village of Newbridge is accessible to miles of footpaths and bridleways giving access to some fabulous downland and coastal scenery. It is situated approximately equidistant of the Island's commercial centre of Newport and the village of Freshwater to the West and the historic harbour town of Yarmouth with its mainland ferry terminal and excellent sailing facilities is within a 15 minute drive.

PORCH A good sized porch leading through the original wooden door to:

ENTRANCE HALL With stairs off and recess underneath.

LIVING ROOM 12' 11" x 12' 10" (3.948m x 3.924m) A charming room with open fire place and picture rails.

DINING ROOM 17' 7" x 9' 11" (5.367m x 3.024m) A spacious dual aspect room with built in larder, storage cupboards and large fireplace fitted with a solid fuel stove.

KITCHEN 7' 11" x 4' 11" (2.421m x 1.501m) Fitted with a stainless steel sink unit and space for a freestanding electric cooker.

REAR LOBBY 5' 8" x 5' 8" (1.739m x 1.739m) A useful boot room with direct access from the rear garden and separate low level WC.

FIRST FLOOR The landing area has a double built in cupboard and a loft hatch.





BEDROOM 1 12' 3" x 11' 0" (3.756m x 3.360m) A double bedroom with feature tiled fireplace, built in wardrobe and delightful views across the rear garden, adjacent fields and the Solent.

BEDROOM 2 10' 11" x 10' 7" (3.342m x 3.247m) A double bedroom with built in wardrobe and views across the neighbouring countryside.

BEDROOM 3 9' 2" x 7' 11" (2.808m x 2.429m) A generous single bedroom with lovely views once again.

BATHROOM There is a bath with shower over, wall mounted wash basin and low level WC.

OUTSIDE The house is set well back from the road by the front garden with driveway running along one side. A pedestrian gate accesses the pathway to the front door. A wide side garden leads through to the large rear garden which is mainly laid to lawn with brick built shed, coal bunkers and greenhouse.

COUNCIL TAX BAND - C

EPC RATING - tbc



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



FLOOR PLAN TO GO HERE

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