

## Freshwater, Isle of Wight



- Chain free
- 1 Bedroom
- First floor flat
- Excellent condition throughout
- Ideal first purchase



## About the property

Located on the Freshwater High Street, the position here is ideal for stepping outside and into town for all your daily amenities from shops, cafes, supermarkets, pubs and restaurants along with leisure centre. Those who enjoy the great outdoors will find the property benefits from easy access to some stunning coastal and countryside walks.

Internally, the property is on the first floor and is well sized, bright and is presented very well throughout. There's a well sized master bedroom and modern bathroom along with a modern kitchen/lounge area which has a large windows allowing in plenty of light.

Make the most of the West Wight's coastline, from the pleasure park of Alum Bay and The Needles through to the golden beaches of the popular Compton Bay.

Local Authority - Isle of Wight Council  
Council tax band A  
Tenure - Leasehold

## Accommodation

Communal Entrance

Stairs to

FIRST FLOOR

Entrance Hall

Lounge/Kitchen 14'4 x 13'7

Bedroom 9'8 x 8'6

Shower Room 8'6 x 3'9

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		