eastcowes@wright-iw.co.uk

wright estate agency



Guide Price £84,950

Flat 3, The Anchorage Granville Rise, Totland Bay, Isle of Wight, PO39 0DX



















Located in the charming area of Granville Rise, Totland Bay, this delightful Victorian studio flat presents an excellent opportunity for first-time buyers. The property boasts a well-presented interior, offering a comfortable living space that is both inviting and functional.

The flat features a spacious reception room that seamlessly blends with the sleeping area, creating a versatile environment perfect for relaxation and entertaining. The bathroom is thoughtfully designed, ensuring convenience and comfort.

One of the standout features of this property is the ample parking available for two vehicles, complemented by a garage and a driveway, providing ease of access and security for your vehicles.

Step outside to discover a lovely garden, an ideal spot for enjoying the fresh air or hosting gatherings with friends and family. The property also offers stunning views, enhancing the overall appeal and providing a picturesque backdrop to your daily life.

This studio flat is not just a home; it is a lifestyle choice, perfectly suited for those looking to embrace the charm of Totland Bay. With its combination of character, convenience, and beautiful surroundings, this property is a must-see for anyone seeking a first-time buy in a desirable location.

Freshwater Bay is only 2 minutes away and there you will find walks to Tennyson and Afton Downs and a selection of cafes and tea rooms, the thatched church of St Agnes and the bay itself with its stunning pebble beach. A local shop is within walking distance and a Cafe which serves Barista made coffee, cakes and nibbles is also very close by. The main shopping area of Freshwater village is approx 1.4miles away, and from there you will find a number of facilities including a Sainsbury's local, Co-Op stores, library, hairdressers, doctors and health centre, pharmacy and dentists.



Communal Hallway
With stairs to:

Inner Lobby

Stairs to:

Open Plan Living Space 17'6 x 13'3

Inner Hall

Bathroom 7'8 x 7'6

Outside
The garden to the front of the property is mainly laid to lawn and is the sole ownership of the flat and an ideal area to be able to plant and grow your own flowers.

Garage & Parking
The property benefits from having a garage en-bloc with a parking space to the front of this.

Tenure
Leasehold. Share of freehold.
Remainder of 999 year lease with 996 years remaining.

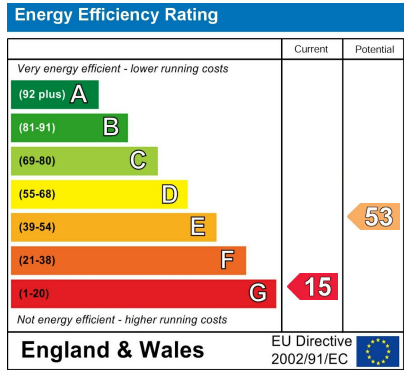
Council Tax
Band A

Additional Information
Service Charges - TBC

Services
Mains water, electric and drainage

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.







Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

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