



NEEDLES POINT, £1,050,000, FREEHOLD, COUNCIL TAX BAND-E EPC-D

THIS EXQUISITE MEDITERRANEAN STYLE FOUR TO FIVE BEDROOM PROPERTY, IS SITUATED IN A BREATHTAKING POSITION JUST WALKING DISTANCE FROM THE SEAFRONT. IT OFFERS NOT ONLY A CHARACTERFUL ASPECT BUT EXPANSIVE PANORAMIC VISTAS OF THE ISLE OF WIGHT, THE NEEDLES & SEAS BEYOND FROM THE BEDROOMS, SUN LOUNGE AND PATIO TERRACE SETTING IT APART AS A TRULY ONE OF A KIND RESIDENCE. IT IS APPROACHED ON A PRIVATE DRIVEWAY WITH AMPLE PARKING AND AN INTEGRAL GARAGE.



Winkworth

for every step...



Approach:
Covered entrance porch with quarry tiled flooring steps up to the balcony and additional access to the property. Obscure double glazed front door, gives access to the:

Enclosed Entrance Porch:
Ceiling light point, tiled flooring with inset mat, further part wooden and obscure glazed door with matching sides screen, providing access to the:

Large Entrance Hallway:
Stairs to first floor landing and accommodation, wall mounted electric radiator and a power point. Doors off to all ground floor accommodation, including door to the:

Walk-in Closet:
Ceiling light point, hanging rail to the full length to one side, further coat hooks to the other side and additional storage.

Study:
Double glazed window to the front, a telephone point, double radiator and a power point.

Ground Floor Bedroom:
dual aspect room a wall mounted electric heater, three wall light points and power points. Further door from the Entrance Hallway is access to the Integral Garage. Stairs, giving access to the:

First Floor Landing:
inset loft hatch, giving access to the roof space and storage area. Double door built-in airing cupboard housing the hot water cylinder and immersion switch, wall mounted heating thermostat, single door built-in clothes cupboard with hanging rail and shelving, wall mounted electric fuse board, part wooden and obscure double glazed door, which leads out to the front of the property.

Kitchen/Breakfast Room:
Dual aspect room, roll edged work surface in part to 2 walls with a range of base and drawer units below with further matching wall mounted units over, stainless steel sink and draining unit in set the work surface with mono taps above, space and plumbing below for washing machine. Further matching larder style unit, incorporating an electric oven and fitted microwave, adjacent four ring Ceran Hob, with extractor fan and light above, part tiled walls, a power point and with returning door to the:

Dining Room:
Two double glazed windows to the front, pitched ceiling with wooden beams, a double radiator, three wall light points and plastered archway which leads to the:

Sitting Room:
Double glazed sliding patio doors, giving access out onto the large patio terrace with uninterrupted views over the Sea and out towards the Isle of Wight and the Needles with adjacent double glazed door leading into the Sun Lounge. Part pitched ceiling with ornate wooden beams central Inglenook style fireplace with brick and wooden beam, giving access to the open fire, television and aerial points and a wall mounted entry phone with telephone point. Double glazed door is access to the:

Sun Lounge:
Double glazed sliding patio doors, giving access out onto the raised Sun Terrace, enjoying uninterrupted views across the Sea, the Isle of Wight and The Needles.

Utility Room:
roll edged work surface in parts to one wall with a range of base and draw units below, stainless steel sink and drainer in set to the work surface, space and plumbing below for both washing machine and tumble dryer with further space for upright fridge freezer, wall mounted Potterton gas heating and hot water boiler.

Bedroom One:
Two double glazed windows to the front, enjoying uninterrupted views across to the Isle of Wight and Needles, matching bedroom furniture, including two door double wardrobes, and a six drawer dressing table, a double radiator, a wall light point and a power point. Door to:

Ensuite Bathroom:
Matching suite comprising of low-level WC with concealed cistern, his and hers vanity wash hand basin with fitted double cupboards below, panelled bath with mono taps and wall mounted electric shower over. Further wall mounted storage cupboards with two central mirrors and courtesy lights.

Bedroom Two:
Dual aspect room, enjoying uninterrupted views of the Sea and further double glazed sliding patio doors, giving access out onto the Sun Terrace again with panoramic views out to the Isle of Wight, the Needles and beyond. Two double door built-in wardrobes with hanging rail and storage space, a double radiator and a power point.

Bedroom Three:
Double glazed window to the side, enjoying views out towards the Isle of Wight and the Needles, a single radiator, television, aerial points and a power point.

Family Shower Room:
Matching suite comprising of low-level WC with concealed cistern, vanity wash hand basin with fitted cupboards and drawers below and double shower cubicle with wall mounted electric shower.

Outside:
There is a private garden belonging to the property which can be accessed through the door leading to the Kitchen / Breakfast room. Needles Point is accessed via a communal tarmac area which provides off-road parking for residence and guests and gives direct access to the:

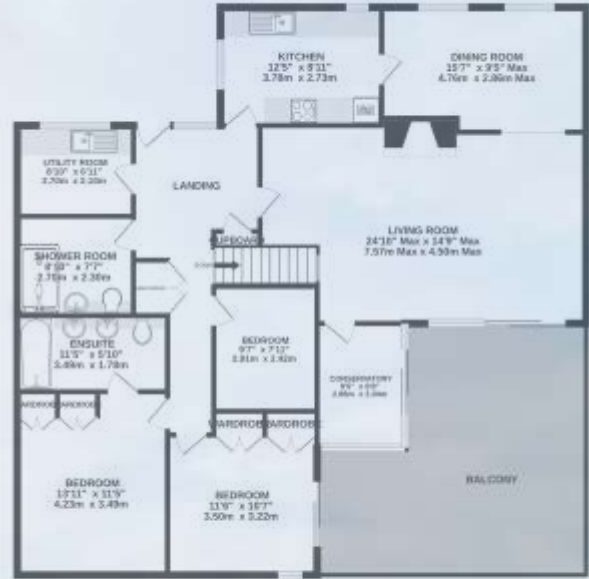
Integral Double Garages:
Accessed via two electrically operated up and over roller doors, the garages have the benefit of both power and lighting with returning door to the inner hallway. There was access from the front via some parked concrete and quarry steps to the raised Sun Terrace, which offer panoramic views out towards the Isle of Wight and the Needles. The Sun Terrace has been laid to patio and gives access back to the Lounge, Sun lounge and Second Bedroom.



LOWER GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



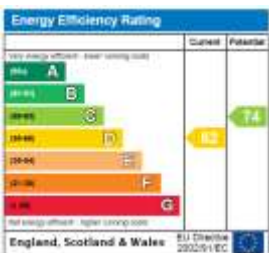
GROUND FLOOR
1387 sq.ft. (128.9 sq.m.) approx.



TOTAL FLOOR AREA : 2362 sq.ft. (219.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets 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 quantity or efficiency can be given.
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Property Ref: MOS240014

Water supplier: TBC

Heating: Potterton Gas boiler

Broadband: for supplier and Speed we refer to Offcom

Coastal Erosion Management in you area-Gov.uk

Shown were correct at the time of printing.

Maintenance £330

Sinking fund was £200 in 2024

Ground rent fixed at £100

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