



SHIPWRIGHTS WALK, £700,000 FREEHOLD, COUNCIL TAX BAND- E, EPC- D

A unique opportunity to purchase an attractive four bedroom end of terrace property, located in the picturesque fishing hamlet of Keyhaven, just minutes from the seafront. It features three bathrooms, downstairs cloakroom, natural light and bright living/dining area. The kitchen offers access to a courtyard garden. This property has been used as a successful holiday home.

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Approach:

Covered entrance porch with patio step and outside courtesy light. A solid wooden front door which is partly glazed provides access to:

Entrance Hallway:

Wooden flooring, dog leg stairs to first floor landing and accommodation with a single door under stairs storage cupboard, a double radiator and a power point. Doors off to all ground floor accommodation, including a door to the:

Cloakroom:

Obscure double glazed window to the front, a wall mounted electric fuse board, matching suite comprising of low-level WC and wall mounted wash hand basin with tiled splashback, a single radiator and ceramic tiled flooring.

Kitchen:

Double glazed window to the front, roll edged work surface in parts to 3 walls with a range of base and draw units below with further wall mounted units over, four ringed Neff gas hob in set to the work surface with electric fitted oven below and a cottage style extractor fan and light above, integrity fitted fridge and freezer, further integrity fitted microwave space and plumbing for washing machine with adjacent integrity fitted dishwasher, part tiled walls, a wall mounted Potterton gas heating and hot water boiler with adjacent time switch and controls and power points.

Sitting Room:

Smooth plastered ceiling with ornate coving and ceiling rose, parquet wooden flooring, both double and single radiators, both television and aerial points. A part

wooden and double glazed door with matching side screen to both sides providing access to the Rear Garden and Patio Area. Dog leg stairs from the Entrance Hallway providing access to:

First Floor Landing:

Dog leg stairs to second floor landing and accommodation, walk-in airing cupboard with factory hot water cylinder with sided shelving and ample storage. Doors off to all first floor accommodation including door to:

Bedroom One:

Double glazed window to the rear, a single radiator and a power point.

Bedroom Two:

Double glazed window to the front with views out over the Isle of Wight and The Needles, a single radiator and a power point.

Family Bathroom:

Double glazed window to the front again enjoying views out towards the Isle of Wight and The Needles, a matching suite comprising of low-level WC, a pedestal wash hand basin and wooden panel bath with Victorian style mono taps and shower attachment over, a single radiator and part tiled walls. Stairs from the first floor landing providing access to the:

Second Floor Landing:

Smooth plastered ceiling with a loft hatch-giving access to roof space and storage area. Doors to all second floor accommodation including door to:

Bedroom Three:

Double glazed window to the front enjoying panoramic views out towards the Isle of Wight and The Needles, a single radiator, a single built-in airing cupboard with hanging rail and a power point.

Bedroom Four:

Double glazed window to the rear, a single radiator and a power point.

Shower Room:

Double glazed window to the front, a matching suite comprising of low-level WC, a pedestal wash hand basin and walk-in shower cubicle with wall mounted electric shower, a single radiator and part tiled walls.

Outside:

The front of the property is accessed via a block paved driveway which provides off-road parking for two cars. This then leads turn to a patio path which gives access to the front of the property with a small lawn area to the side which has mature shrubs and bushes.

Rear Garden:

The Rear Garden is enclosed to both sides and rear by brick built walling with a wooden courtesy gate which gives access out to the back. The garden has been laid to patio for ease of maintenance with a few raised brick borders with mature shrubs



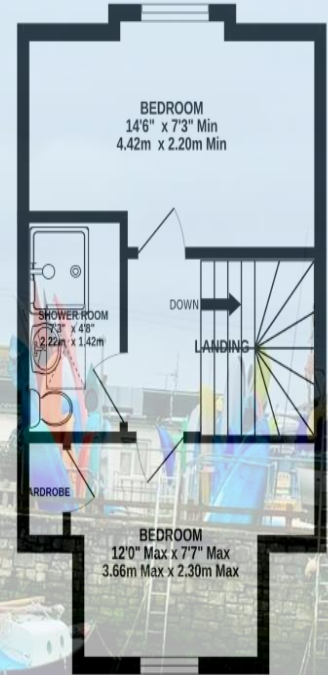
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



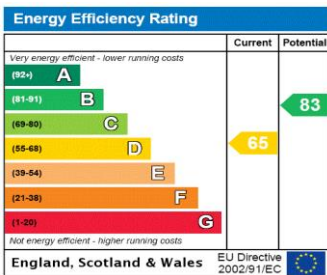
2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS240026

Water Supply: S.E.S Business water

Heating: Potterton Gas

Broadband: Plusnet at 36mb

Coastal Erosion Management in your Area- Gov.uk

Shown were correct at the time of printing.

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