

Summer Breeze

14a Strathwell Crescent, Whitwell, PO38 2QZ

£359,950
FREEHOLD



Tucked away in a quiet spot in a cul-de-sac, this delightful semi-detached property offers naturally light, well-proportioned accommodation with flexible living offering four bedrooms, open plan living, and a sunny garden.

- Charming semi-detached house
- Beautifully naturally lit interiors
- Modern, open plan living
- Quiet, semi-rural village location
- Secluded south-facing garden and patio
- Flexible four bedrooms
- Spacious and well-proportioned accommodation
- Stunning views towards the downs
- Countryside walks on the doorstep
- Offered for sale Chain Free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Summer Breeze was originally constructed 1969 and extended in 2020 to create this fantastic modern home with flexible accommodation. Currently run as a successful holiday let through Airbnb, this charming property is situated within a quiet location, and would make an ideal holiday home or permanent residence. The property benefits from recently fitted Ecogel radiators throughout which not only are fantastic heaters, but they are also extremely cost effective. The accommodation offers a large open plan living space on the ground floor as well as a shower room, entrance hall, and another room which is currently being used as a double bedroom. The stairwell from the entrance hall leads up to a spacious landing providing access to a further two double bedrooms, a shower room, plus a smaller room which is currently set up as a single bedroom. Outside there is a sunny garden, surrounded by greenery, which makes a fantastic spot to sit and enjoy the quiet surroundings of this semi-rural location.

This unique property benefits from nearby village amenities including a highly regarded pub which is also the oldest pub on the Isle of Wight, plus there is a garage with a post office. Whitwell has many footpaths and bridleways running through it, offering access to wonderful country walks; outside the pub is a milestone for the Yar trail route that finishes in Bembridge where the Yar River flows into the harbour. The village hall enjoys many activities and events, including the Whitwell Village Show which takes place annually each summer. Just 3.2 miles away is the traditional seaside resort of Ventnor where you can take advantage of the island's southernmost golden beach, a range of boutique shops, eateries and supermarkets as well as the delightful Victorian Promenade. Additionally, the popular village of Niton is about a five-minute drive away which provides a great range of facilities including local schools at pre-school and primary level, a convenience store, a post office, a medical centre, pubs and a cafe, and a pharmacy. Southern Vectis bus route 6 links Whitwell with the towns of Newport and Ventnor, including intermediate villages.

Welcome to Summer Breeze

Tucked away in a quiet spot, Summer Breeze is beautifully framed by raised beds with roses and other plants. A concrete pathway leads to the front door.

Entrance Hall

14'9" x 5'9" max (4.5 x 1.77 max)

This fantastic entrance offers plenty of space to store coats, shoes and muddy boots from long ambles in the countryside, as well as housing the consumer unit and providing access into the house and to an understairs cupboard. This space is finished with neutral carpet with an integral door mat.

Ground Floor Shower Room

Comprising a w.c, vanity hand basin, and a large walk in shower, this room is finished with neutral stone splashback in the shower, a heated towel rail, and an extractor.

Ground Floor Bedroom/Snug

9'10" x 7'3" (3.02 x 2.23)

Boasting dual aspect windows to the front and side, this lovely, bright room is currently set up as a double bedroom but offers potential to be utilised as a snug or office. The laminate flooring finishes the rooms nicely.

Kitchen

15'1" x 11'9" (4.6 x 3.6)

Offering a brilliant social space, this lovely kitchen offers a range of neutral base and wall cabinets with a wood effect worktop over which integrates a 1.5 sink and drainer, electric hobs with an extractor over, and also an electric oven under. The kitchen also has space and plumbing for a dishwasher and separate plumbing for the washing machine. There is ample space for a dining room table in here, plus there is a large sliding door that opens into the garden. The room also has a large opening, making it semi-open plan with the lounge.

Lounge - Diner

14'5" x 13'1" (4.4 x 4)

Currently set up as a lounge-diner, this lovely space has a large window to the side aspect with views over the garden, as well as ample space for lounging furniture. The space is finished with a wood effect laminate that flows through to the kitchen.

First Floor Landing

Continuing the carpet from the entrance hall, this spacious landing provides access to two double bedrooms, a single bedroom, the shower room, and a large eves storage cupboard.

Bedroom One

12'9" x 11'5" (3.9 x 3.5)

Situated within the attic, this lovely double room is beautifully bright from the two windows to the rear and the two Velux windows to the side. The sloping roof on one side adds character to the room whilst still leaving space for wardrobes. There are lovely views looking up to Hoys Monument to the rear, and rooftop views from the Velux windows looking South.

Bedroom Two

14'11" x 12'5" into dormer (4.56 x 3.8 into dormer)

This lovely double room offers a dormer with a window to the front with views of the downs in the distance and is currently set up as a twin bedroom.

Bedroom Three/Study

7'6" x 4'11" (2.3 x 1.5)

This room is currently set up as a single bedroom and offers a Velux window. The space could be utilised into a study, a walk-in wardrobe, or even an en-suite into the main bedroom.

Shower Room

6'6" x 6'2" (2 x 1.9)

Flooded with natural light from the Velux window, this space is has the same finishes as the ground floor shower room and offers a shower, w.c, pedestal hand basin, and a heated towel rail.

Outside

The garden to the side of the property is filled with sunshine and offers a large patio space with steps down to a small, grassed area with a flower bed. Fully enclosed, this garden space offers the new owners to relax and unwind in the sunshine within this private space. There is an outside tap and a gate to the side as well as a handy awning for those hot summer days.

Parking

There is ample on-road parking in Strathwell Crescent. Alternatively, there is potential to create some off-road parking at the front of the property, if desired (subject to planning).

Summer Breeze offers a fantastic opportunity to acquire a unique property with flexible accommodation within a quiet yet convenient location. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: C

Services: Mains water and drainage, electricity



GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and individual items are approximate and no responsibility is taken for any error, omission or inaccuracy. The plan is illustrative purposes only and should not be relied on 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	57
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Agent Notes:

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