



GREBE CLOSE, OIRO £750,000, FREEHOLD, COUNCIL TAX BAND- E, EPC- C

THIS THREE BEDROOM DETACHED PROPERTY, FULLY TRIPLE GLAZED ALONG WITH AIR CONDITIONING UNITS. OFFERING STUNNING FAR REACHING VIEWS OF STURT POND A 10.9 HECTARE NATURE RESERVE, HURST SPIT AND THE ISLE OF WIGHT. IT IS SITUATED WITHIN EASY WALKING DISTANCE OF THE VILLAGE SHOPS, RESTAURANTS AND CAFES.



Winkworth

for every step...



Entrance:

A private covered entrance porch with quarry tiled step, outside courtesy light and obscure double glazed front door which provides access to:

Hallway:

Single radiator double doors, built-in cloaks cupboard with hanging rail. Vinyl flooring, single door, built-in airing cupboard with slatted shelving, power points, doors to all accommodation including door to:

Shower Room:

Obscure triple glazed window to the side. Matching suite comprising of low-level WC. Wall mounted wash hand basin and walk-in shower cubicle with wall mounted Triton electric shower. Part tiled walls, single radiator.

Principle Bedroom:

Triple glazed window to the front. Triple sliding door wardrobe with hanging rail, storage space and shelving, single radiator, telephone points with door to:

En-suite:

Bathroom to obscure triple glazed windows to the front low-level WC. Pedestal wash hand basin and panelled bath with central mono taps and shower attachment over. Wall mounted ladder style radiator. Part tiled walls, wall mounted light and mirror.

Bedroom Two:

Triple glazed window to the side, double radiator, television aerial points and power points, currently being used as a study.

Bedroom Three:

Quiet, bright natural light, triple glazed window to the side, single radiator, power points.

Kitchen Breakfast Room:

Coated ceiling with inset, spotlights and skylight. Fitted loft hatch with pulldown ladder giving access to the large storage area. Triple glazed window to the side roll edged work surface with a range of base units below and matching wall mounted units over. 1 1/2 bold stainless steel sink and drainer inset to the work surface space and plumbing below for both washing machine and. Dishwasher and further space for upright fridge freezer. Fitted Zanussi electric double oven, double radiator, ceramic tiled flooring and part tiled walls with power points. Solid wooden double doors provide access to:

Sitting Room:

Magnificent sitting room with smooth plastered ceiling, full width by- folding triple glazed doors which bring the rear garden into the sitting room with panoramic views out towards the Isle of Wight. Laminate flooring, wall mounted

Daikin air-conditioning units for both warmth and cooling and underfloor heating power points.

Outside:

The property is accessed via a block paved driveway which provides off-road parking and turning for a number of cars. Further access along the side via two double opening solid wooden gates which provides additional parking and access to:

Attached Garage/Sunroom

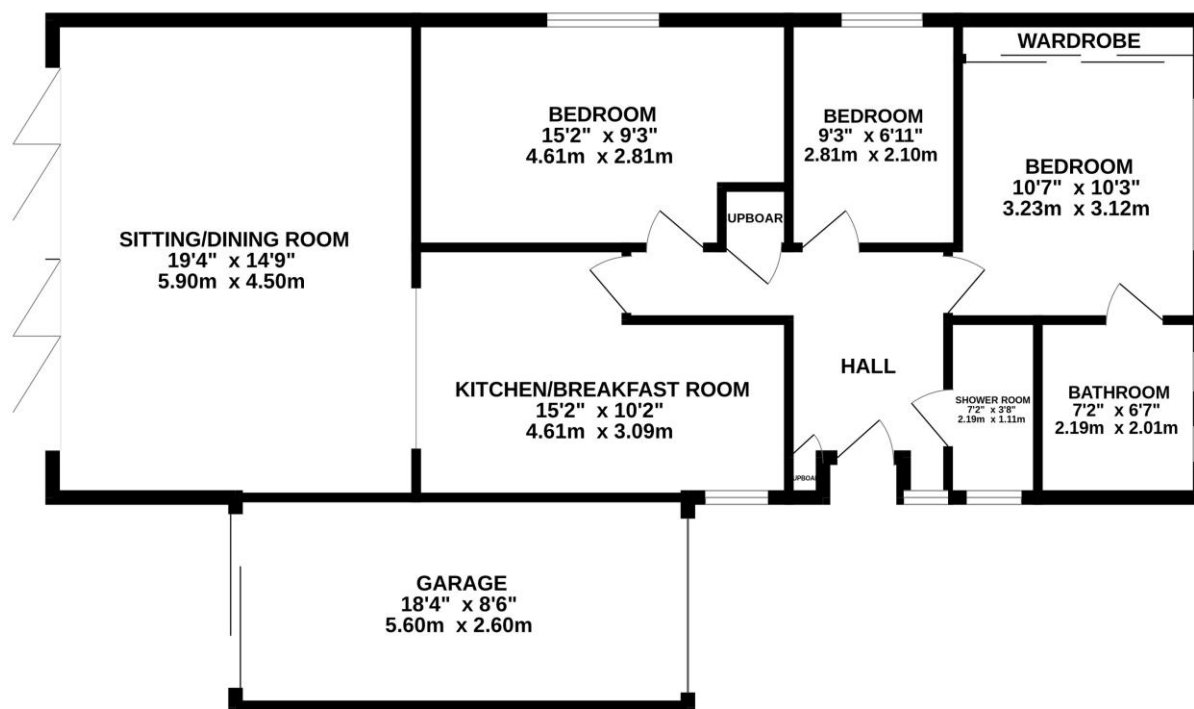
Accessed via two double solid wooden doors. The garage has the benefit of both power and lighting with wall mounted combination Worcester gas, heating and hot water boiler. Further triple glazed sliding patio doors at the rear which gives direct access out into the rear garden.

Rear Garden

The rear garden is a particular feature of the property as enclosed to both sides and back by timber fencing. There is a raised slate patio area directly to the back of the property with steps down onto a further lawn area which is surrounded by earth dug borders, containing an array of mature shrubs, trees and bushes. This rear garden along with the back of the property has panoramic views across the marshes and out towards Sturt Pond, Hurst Spit and the Isle of Wight.



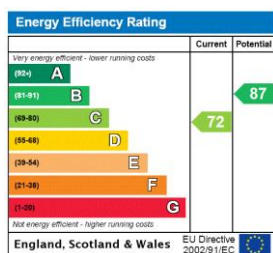
GROUND FLOOR 1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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: mos200056

Water Supply: Southern Water

Heating: Gas – Worcester Boiler

Broadband: For Supplier & Speed we refer to Ofcom

Coastal Erosion Management in your Area – Gov.uk

Milford on Sea | 01590 642641 |

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