



## FAIRLIGHT LOWER WOODSIDE ROAD

WOOTTON BRIDGE, PO33 4JT

£800,000  
FREEHOLD

Own a piece of paradise! A 4 bedroom (2-en-suite) detached home with BEACH FRONTAGE. Tucked away position, this property also offers BREATHTAKING SOLENT VIEWS. Whether you're looking for a peaceful retreat or a place to entertain friends and family, this property has it all. Don't miss out on the chance to own a piece of paradise in this sought-after location. CHAIN FREE

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# FAIRLIGHT LOWER WOODSIDE

- Stunning 4 bedroom detached unique property • PRIVATE BEACH FRONTAGE • Easily maintained garden • Ample parking + CHAIN FREE



## The accomodation with approximate measurements

Double glazed door to:

### Entrance hallway

Light and airy. Double glazed window to side aspect. Doors to:

### Open plan Lounge / Kitchen 19'3" x 17'8"

A fabulous social area to relax. Beautifully fitted kitchen with matching wall, base, drawer units and incorporating a breakfast bar. Fitted fridge freezer. Two fitted Smeg eye level ovens. Fitted dishwasher and refuse storage. Soft lighting. Bi-fold doors stretch the whole of the width of the property which allow superb SOLENT VIEWS. and a great balcony with LED lighting. Seating and dining areas. Fitted TV.

### Bedroom 13'5" ( max) x 9'4"

Two velux windows. Double glazed window to rear aspect. Electric back up wall heater. Built in wardrobes. Soft lighting. Door to:

### Jack and Jill bathroom 7'3" x 5'6"

"P" shape bath with glass screen . Over head shower, Fitted TV. Low level WC. Hand basin with built in vanity unit. Fitted mirror. Double glazed window. Door to:

### Bedroom 12'11" ( max) x 9'1"

Two Velux windows. Double glazed window. Electric wall heater. Built in wardrobes.

### Stairs to lower ground

## Hallway

Large under stairs storage cupboard. Doors to:

### Gym 16'0" x 9'0"

Wall lighting. Two large built in feature cupboards. Heating cupboard.

### Utility room 8'11" x 5'1"

Stainless steel sink and mixer tap. Washing machine and tumble dryer. Built in "Univac" hoovering system" Tiled walls.

### Shower room 9'1" x 5'0"

Walk in shower. Low level WC. Hand basin with vanity storage. Additiinal overhead vanity stoarge. Heated towel rail. Mirror.

### Bedroom 16'1" ( plus wardrobes) x 8'2"

Double glazed window and independant door with views of the garden and the Solent beyond and direct acccess to the garden. Built in mirror wardrobe. Electric heater.

### Bedroom 13'2" x 9'4"

Double glazed independant door and window to patio area and with views of The Solent. Electric wall heater. Built in wardrobe. Sliding door to:

### Ensuite 6'4" x 4'10"

Large walk in shower. Low level WC. Feature hand basin with vanity storage. Large mirror. Heated towel rail.

### Study area 5'7" x 3'1"

A little hideaway and snug for study.

## Outside

Patio areas. Mainly laid to lawn with gravel path down to the private beach frontage.

Ample parking.

Gravel path wraps around the property.

## Additional Information

Council tax band "D"

EPC:

Estate management fee for shared access: £250 per annum

Please note there is NO gas at the property.

Heating is via electric wall heaters. Hot water tank with heat recovery.

Drainage: Treatment plant.

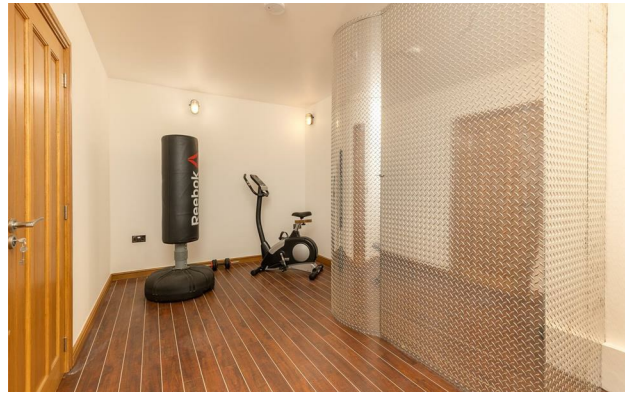
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TOTAL FLOOR AREA: 1486 sq.ft. (138.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	83
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements