



3 Eden Place Eden Road, Totland Bay  
£245,000



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This very smart terraced home is located in a quiet mews position, offering good access to the beaches of Totland Bay as well as the local amenities of both Totland and Freshwater. It is warmed by modern electric heating and has UPVC double glazing, as well as having the advantage of being offered with no onward chain. The good sized living/dining room and compact kitchen occupy the ground floor, whilst there are two elegantly decorated double bedrooms; single bedroom and shower room on the first floor. The home benefits from lovely Solent views from the front of the home, and the tiered, sunny rear garden has gated, pedestrian access to Church Hill. There is communal parking in the mews, or on street parking in Eden Road itself. Freehold. Council Tax Band - C. EPC D-58

### Smart UPVC double glazed door into:

#### Entrance Lobby:

With stairs to first floor and multi-paned door into:

#### Living/Dining Room:

25'7" max x 11'10" max (7.8m max x 3.62m max)

Spanning the depth of the home to one side, this bright living/dining room is arranged to accommodate both seating and dining spaces with windows to each end. The front has a bay window which offers a rather lovely elevated outlook to the Solent and the rear window looks to the garden. Wall mounted, modern electric heater and multi-paned door linking to:

#### Kitchen:

8'7" max x 7'1" max (2.63m max x 2.17m max)

A compact kitchen area fitted with beech effect units and matching worksurfaces. There is a newly fitted eye-level integrated oven and separate hob which sits below the extractor hood. Free standing fridge/freezer and washing machine and stainless steel sink unit. Rear window and external door to garden. Opening to a walk in pantry, providing superb additional shelved storage.

#### Stairs to:

#### First Floor Landing:

With access to loft and built in airing cupboard with modern electric immersion





heater. Separate built in storage cupboard and wooden doors to:

### Bedroom One:

13'11" x 8'9" (4.25m x 2.67m)

An elegantly decorated and bright double bedroom, in pretty blue colours with built in double wardrobe. Large front window framing the super views to the Solent.

### Bedroom Two:

9'7" x 7'11" (2.94m x 2.42m)

A second double bedroom in pale blue colours and built in wardrobe. Window to rear garden.

### Bedroom Three:

10'3" max x 6'0" (3.13m max x 1.85m)

A single bedroom with front window which takes advantage of the elevated view to the Solent. Very handy over stairs storage cupboard.

### Shower Room:

6'9" max x 6'1" max (2.07m max x 1.87m max)

Fully tiled in glossy blue and white with a pretty border to half height. Fitted with shower enclosure and electric shower; wash hand basin and WC. Opaque rear window.

### Gardens:

The home has an open lawn to the front with a pathway and step up to the front door. The tiered rear garden offers a lower, sunny patio and then steps which run to one side of the

garden, giving access to the further lawned and planted tiers. A pedestrian gate leads out onto Church Hill.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



