



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£375,000**

**Freehold**

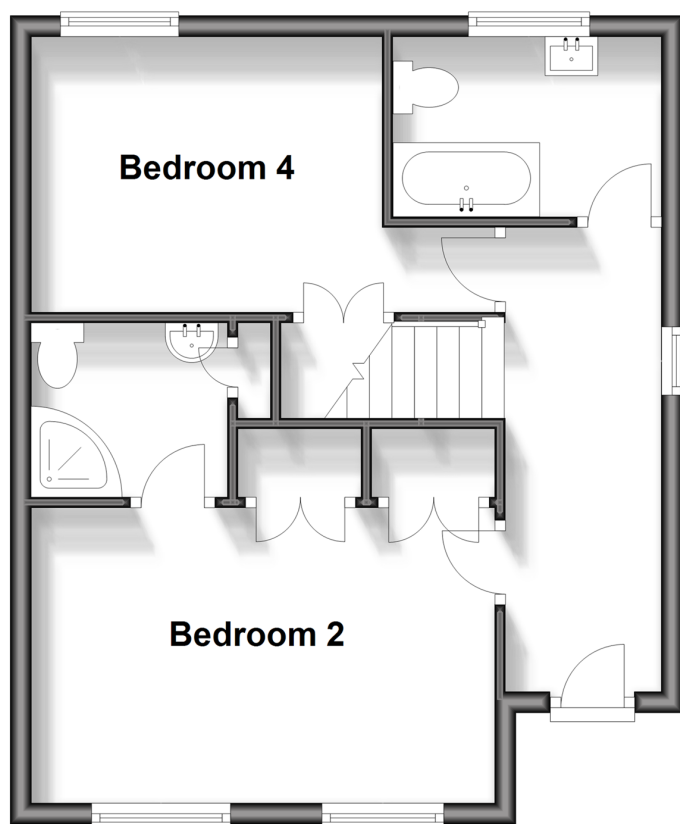
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**The Broadway, Totland  
Bay, Isle of Wight, PO39**

**Pittis**   
Helping you move forwards

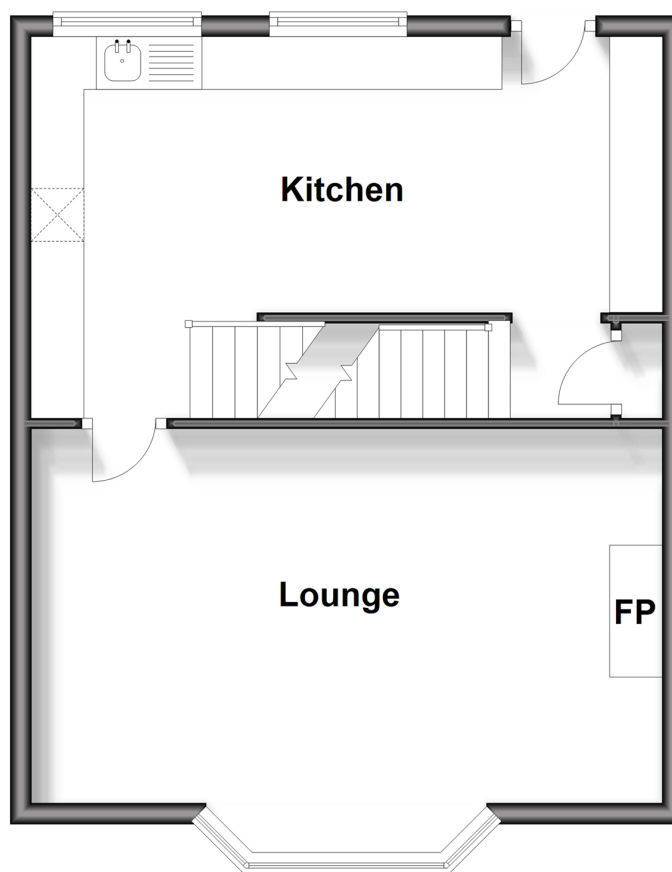
## Ground Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



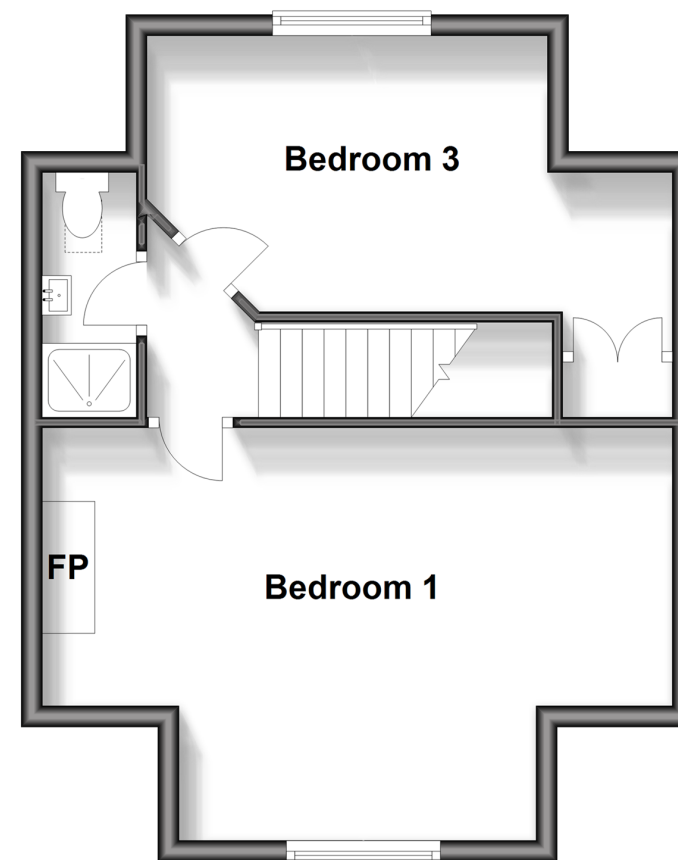
## First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



## Second Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 2: 10'9 x 8'5 (3.28m x 2.57m)

En-Suite Shower-Room

Bedroom 4: 14'5 x 9'3 (4.40m x 2.82m)

Family Bathroom

### FIRST FLOOR

Landing

Kitchen: 19'9 x 11'7 (6.02m x 3.53m)

Lounge: 19'9 x 13'9 into bay (6.02m x 4.19m)

### SECOND FLOOR

Landing

Bedroom 1: 18'3 x 11'8 (5.57m x 3.56m)

Bedroom 3: 12'4 x 8'5 (3.76m x 2.57m)

Shower Room

### OUTSIDE

Front Garden with Side Access

Rear Garden

Garage to the Rear

Off-Road Parking





## Main features

- Townhouse style semi-detached house
- In the heart of Totland with the accommodation over 3 floors
- Beautiful presentation with a bay window in the lounge
- Outlook to the coastline from top floor
- Great sized kitchen - ideal for entertaining
- Easy to maintain garden, with garage and parking and easy access to the shops and beach



### Nearest Schools

St. Saviour's Catholic Primary School  
Freshwater and Yarmouth C of E Primary School  
Christ the King College, Newport  
Carisbrooke College, Newport  
Isle of Wight College, Newport



### Transport Information

There is a local bus service to all parts of the Island including the ferry terminus at Yarmouth. Plus, local weekday service of the FYT bus.



### Address

The Broadway, Totland Bay, Isle of Wight, PO39



### Directions

For directions to this property please contact us.



