



**Price**  
**£500,000**

**Freehold**

4x  2x  3x 

**Granville Rise, Totland,  
Isle of Wight, PO39**

**OVER 60?**

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

**Pittis**   
Helping you move forwards

## Ground Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



## First Floor

Approx. 73.0 sq. metres (785.9 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Lounge: 16'6 x 11'9 (5.03m x 3.58m)

Dining Area: 14'8 x 10'4 (4.47m x 3.15m)

Rear Porch

Shower Room

Kitchen: 12'0 x 12'0 (3.66m x 3.66m)

Gym : 16'9 x 13'0 (5.11m x 3.97m)

### FIRST FLOOR

Landing

Bedroom 1: 17'3 x 12'0 (5.26m x 3.66m)

Bedroom 2: 12'7 x 11'7 (3.84m x 3.53m)

Bedroom 3: 14'9 x 10'3 (4.50m x 3.13m)

Cloakroom

Bedroom 4: 9'0 x 8'8 (2.75m x 2.64m)

Bathroom

### OUTSIDE

Front Garden

Parking

Rear Garden

Sauna



## Main features

- Detached family sized home in an elevated position
- Off-road parking
- Wrap around gardens
- Open plan style kitchen, lounge and diner, with triple bi-fold doors and a log burner
- Decked area and detached sauna room + gym
- in rear garden views to both Headon Warren & across the Solent



### 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

Granville Rise, Totland, Isle of Wight, PO39



### Directions

For directions to this property please contact us.

