



Price

£200,000

Leasehold

2x  2x  2x 

Warden Hill, Colwell  
Road, Totland Bay, Isle  
of Wight, PO39

**OVER 60?**

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



Video Tour available

**Pittis**   
Helping you move forwards



## Main features

- Split level 1st floor maisonette
- Located within easy reach of Colwell Bay beach
- Private courtyard garden and allocated parking
- Outlook over Colwell Common & a study ideal for home working
- Upgraded boiler, modern kitchen & even an en-suite

## Accommodation

### GROUND FLOOR

Entrance Hall

### FIRST FLOOR

Landing

Lounge : 13'2 x 12'0 (4.02m x 3.66m)

Kitchen: 11'7 x 9'2 (3.53m x 2.80m)

Study: 9'5 x 4'5 (2.87m x 1.35m)

Bedroom 1 : 14'1 x 8'6 (4.30m x 2.59m)

Shower Room

### SECOND FLOOR

Landing

Bedroom 2 : 9'6 x 8'3 (2.90m x 2.52m)

En-Suite Bathroom

### OUTSIDE

Allocated Parking

Courtyard Garden

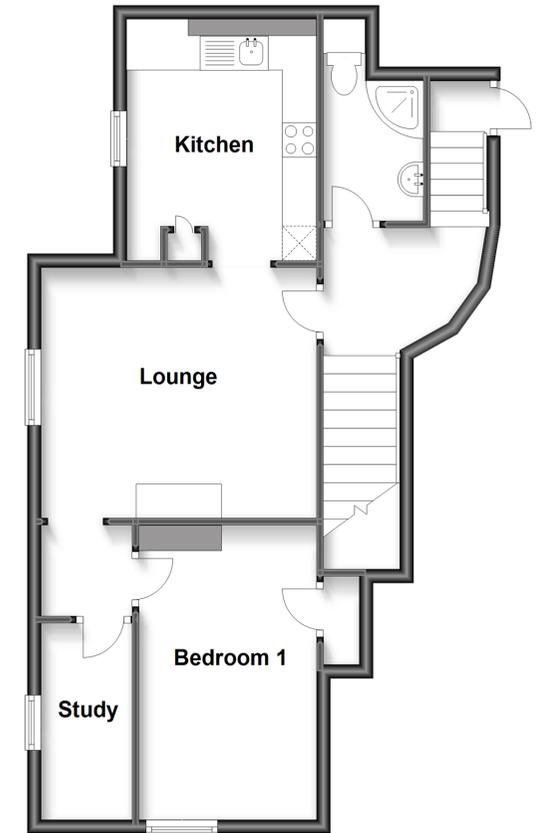
**Call Freshwater - 01983 756222 ■ pittis.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 7.6 sq. metres (82.1 sq. feet)



**First Floor**  
Approx. 57.2 sq. metres (615.7 sq. feet)



**Second Floor**  
Approx. 13.4 sq. metres (144.4 sq. feet)



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