



**Price**

**£400,000**

**Freehold**

2x  1x  2x 

**Fort Warden Road,  
Totland Bay, Isle of  
Wight, PO39**

**OVER 60?**

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

**Pittis**   
Helping you move forwards



## Main features

- Generous lounge with attractive gardens that catch the sunshine & wild life
- Lovely presentation inside & out, warmed by gas central heating and double glazing
- Close to Colwell Bay beach
- Parking & Garage

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 23'4 x 11'0 (7.12m x 3.36m)

Dining Room: 12'1 x 11'0 (3.69m x 3.36m)

Bedroom 1: 11'9 x 10'0 (3.58m x 3.05m)

#### Cloakroom

Bedroom 2: 12'0 x 10'8 (3.66m x 3.25m)

Kitchen: 11'4 x 8'9 (3.46m x 2.67m)

#### Bathroom

### OUTSIDE

#### Front Garden

#### Garage and Driveway

#### Rear Garden with Shed

**Ground Floor**  
Approx. 112.1 sq. metres (1206.7 sq. feet)



**Call Freshwater - 01983 756222 ■ [pittis.co.uk](http://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.



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