



**Price**  
**£450,000**

**Freehold**

4x  2x  2x 

**Marlborough Road,  
Elmfield, Ryde, Isle of  
Wight, PO33**

**OVER 60?**

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

**Pittis**   
Helping you move forwards





## Main features

- Detached house situated a short walk from the beach
- Good sized dining room for entertaining
- Close to local shops, schools and transport links
- Large conservatory with heating for all year round use
- Spacious rooms throughout

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Dining Room: 15'2 x 12'3 (4.63m x 3.74m)  
Lounge : 14'5 x 12'5 (4.40m x 3.79m)  
Kitchen: 16'5 x 9'6 (5.01m x 2.90m)  
Conservatory: 25'5 x 13'6 (7.75m x 4.12m)  
Bedroom 3: 16'8 x 12'4 (5.08m x 3.76m)  
En-suite Bathroom

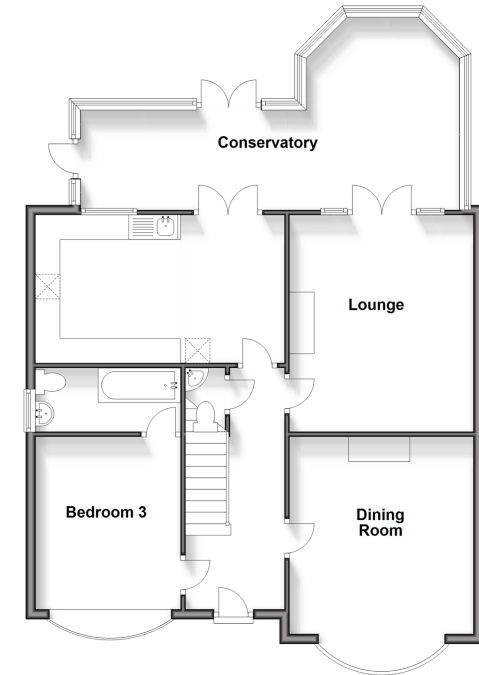
### FIRST FLOOR

Landing  
Bathroom  
Bedroom 1 : 11'4 x 8'10 (3.46m x 2.69m)  
Bedroom 2: 14'5 x 12'5 (4.40m x 3.79m)  
Bedroom 4: 8'10 x 6'7 (2.69m x 2.01m)

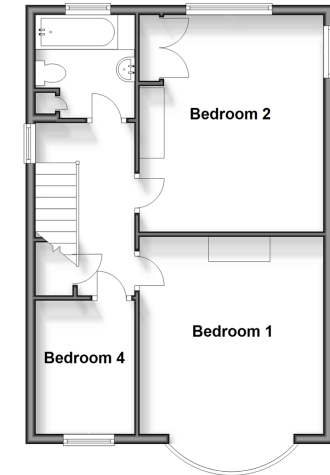
### OUTSIDE

Front Garden  
Driveway  
Rear Garden  
Shed

**Ground Floor**  
Approx. 95.8 sq. metres (1030.7 sq. feet)



**First Floor**  
Approx. 50.4 sq. metres (542.4 sq. feet)



**Call Ryde - 01983 564646 ■ [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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