

OVER 60?

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



Price
£395,000
Freehold

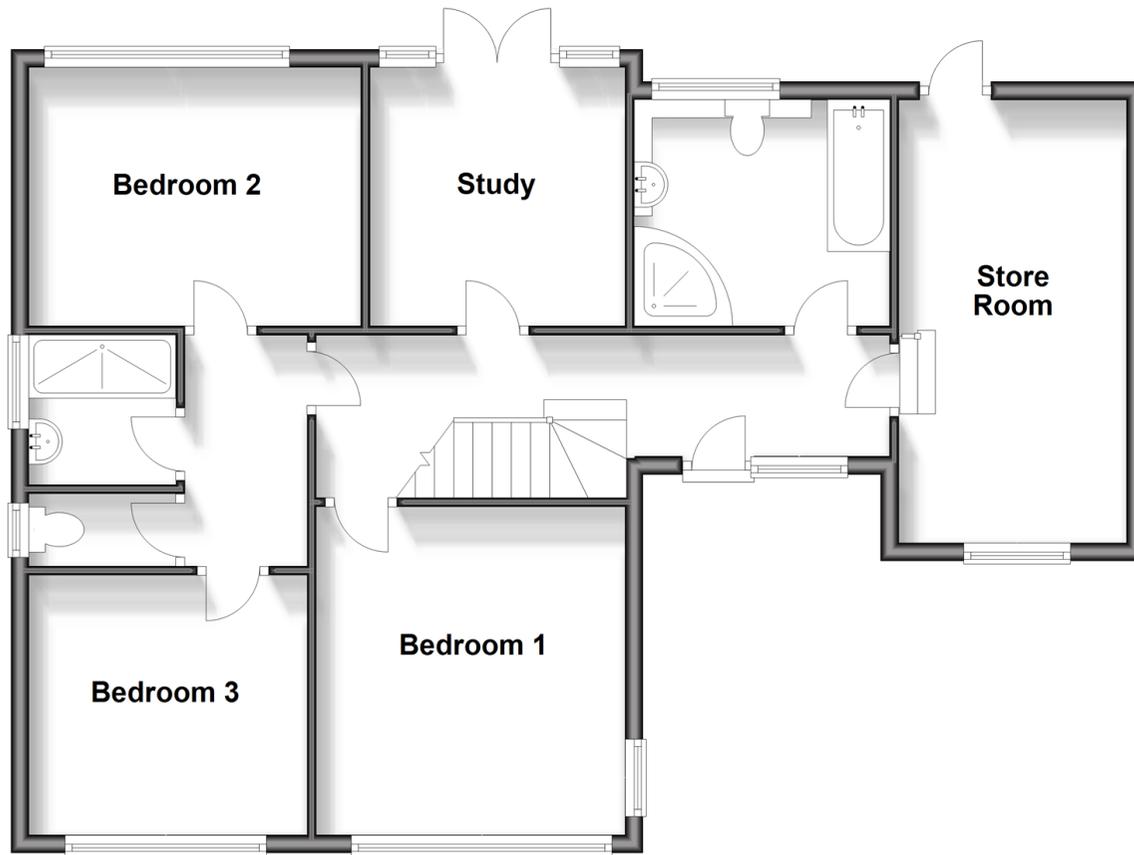
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St. John's Road, Wroxall Isle of Wight,
PO38

Pittis 
Helping you move forwards

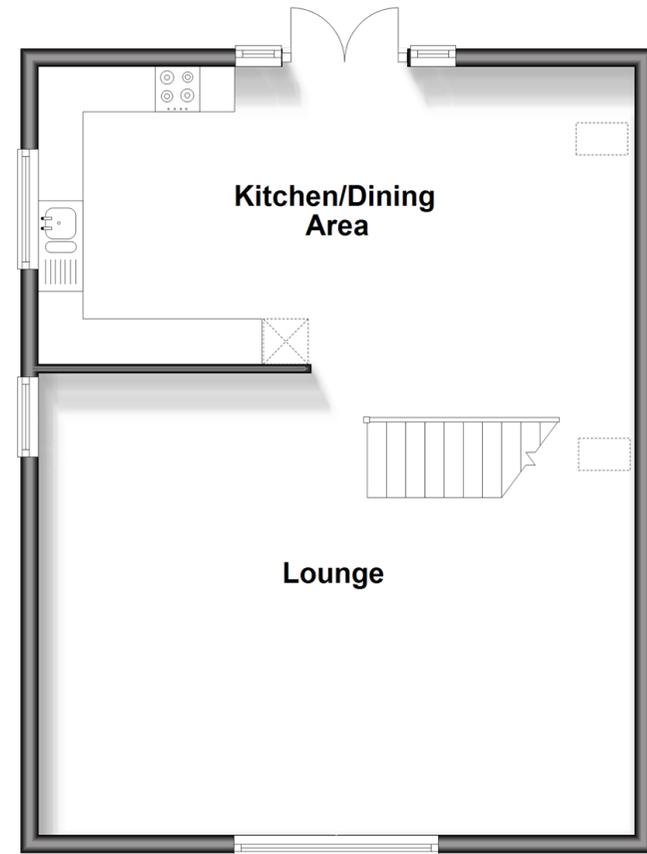
Ground Floor

Approx. 81.4 sq. metres (875.8 sq. feet)



First Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Bedroom 1: 12'0 x 11'2 (3.66m x 3.41m)

Bedroom 2: 12'2 x 9'4 (3.71m x 2.85m)

Bedroom 3: 10'4 x 9'4 (3.15m x 2.85m)

Shower Room

Bathroom

Separate Toilet

Store Room: 16'0 x 8'4 (4.88m x 2.54m)

Study/Garden Room: 9'3 x 9'3 (2.82m x 2.82m)

FIRST FLOOR

Lounge: 22'1 x 16'11 (6.74m x 5.16m)

Kitchen/Dining Area: 22'1 x 12'8 (6.74m x 3.86m)

Balcony

OUTSIDE

Front & Rear Gardens

Driveway



Main features

- Stunning link detached house in this quiet semi rural location close to the local Primary School
- Spacious accommodation which is immaculately presented throughout
- Sociable open plan kitchen, dining, living room on the entire first floor
- Beautifully landscaped garden backing onto the Red Squirrel trail



Nearest Schools

Primary Schools:
Ventnor Middle School
Lake Middle School
Sandham Middle School



Transport Information

Local buses providing Islandwide connectios.



Address

St. John's Road, Wroxall Isle of Wight, PO38



Directions

For directions to this property please contact us.



Call Shanklin Branch 01983 868777 ■ pittis.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING Lightbulb icon	CURRENT:	POTENTIAL:
	F(36)	E(53)
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