



Price
£375,000
Freehold

3x  2x  1x 

Clarence Road, Wroxall, Isle of Wight,
PO38

Pittis 
Helping you move forwards



Main features

- Immaculately presented throughout
- Good sized en-suite bathroom
- Large side and rear gardens where you can sit out and entertain family and friends in the summer months
- Panoramic countryside views of Ventnor and Shanklin
- Garage and driveway parking

Accommodation

LOWER-GROUND FLOOR

Garage

GROUND FLOOR

Porch

Hallway

Lounge: 14'0 x 13'7 (4.27m x 4.14m)

Kitchen: 13'7 x 9'9 (4.14m x 2.97m)

Bedroom 1: 9'6 x 9'2 (2.90m x 2.80m)

Dressing Room

En Suite Shower

Bedroom 2: 11'9 x 11'8 (3.58m x 3.56m)

Bedroom 3: 14'9 x 10'9 (4.50m x 3.28m)

Cloakroom

Bath/Shower Room

OUTSIDE

Front & Rear Gardens

Driveway Parking

Lower Ground Floor
Approx. 23.3 sq. metres (251.2 sq. feet)



Ground Floor
Approx. 123.3 sq. metres (1327.1 sq. feet)



Call Ventnor - 01983 856417 ■ 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