



Price
£275,000

Freehold

2x  1x  2x 

**Brookside Road,
Wroxall, Ventnor, Isle of
Wight, PO38**

Pittis 
Helping you move forwards



Main features

- Grade II Listed cottage in an idyllic position
- Gardens to the front and rear
- Quirky layout simply oozing charm throughout
- Warm your toes in front of the log burner
- Parking spaces on the driveway available for up to 2 cars

Accommodation

GROUND FLOOR

Lounge: 11'9 x 11'9 (3.58m x 3.58m)
 Study Area: 9'1 x 7'0 (2.77m x 2.14m)
 Dining Area: 15'2 x 6'0 (4.63m x 1.83m)
 Kitchen: 16'1 x 7'8 (4.91m x 2.34m)

FIRST FLOOR

Landing
 Bedroom 1: 12'8 x 12'2 (3.86m x 3.71m)
 Shower Room

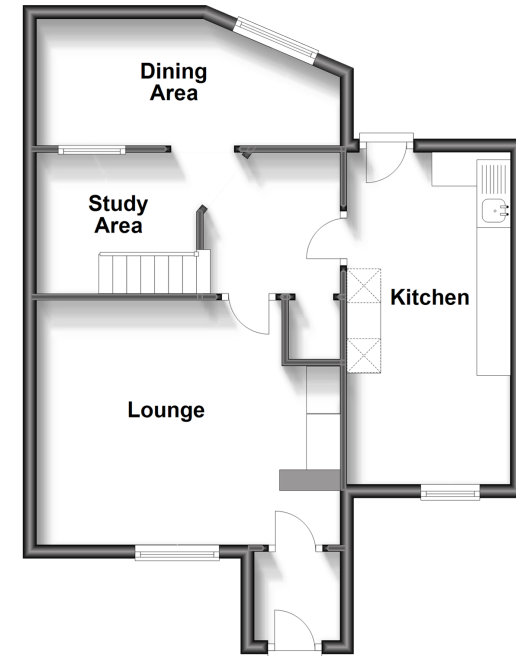
SECOND FLOOR

Bedroom 2: 13'7 x 13'3 (4.14m x 4.04m)

OUTSIDE

Driveway Parking
 Front Garden
 Rear Garden

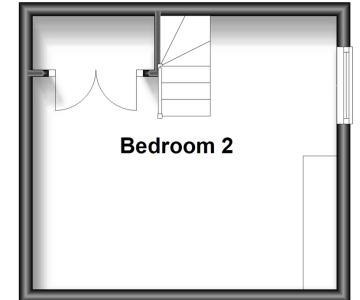
Ground Floor
 Approx. 48.3 sq. metres (520.0 sq. feet)



First Floor
 Approx. 26.1 sq. metres (281.2 sq. feet)



Second Floor
 Approx. 18.2 sq. metres (196.4 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



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