



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

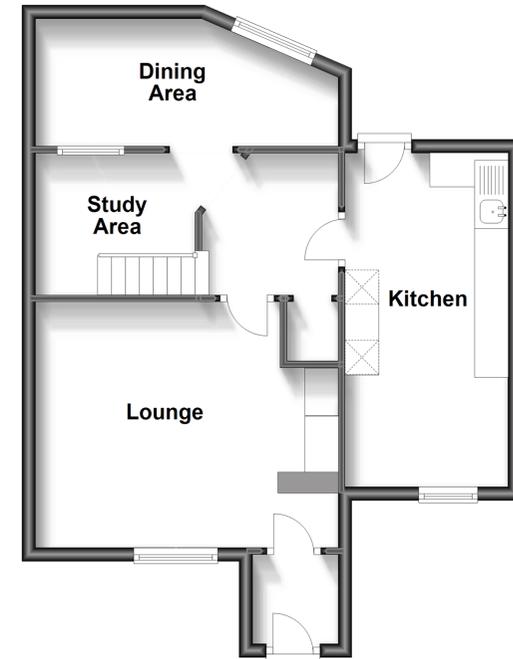
- Bedroom 2: 13'7 x 13'3 (4.14m x 4.04m)

OUTSIDE

- Driveway Parking
- Front Garden
- Rear Garden

Ground Floor

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



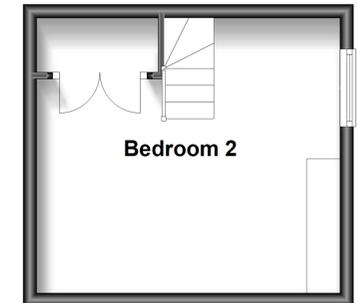
First Floor

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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