



Susan Payne  
PROPERTY

PROUDLY PRESENT FOR SALE

# 2, St. Michaels Road

St. Helens, Isle of Wight PO33 1YJ



£435,000  
FREEHOLD



Occupying a spacious corner plot, this fantastic, detached bungalow benefits from three bedrooms, an attic room, spacious living accommodation plus a lovely garden with a driveway and garage parking.

- Well maintained detached bungalow
- Spacious accommodation
- Situated on a spacious corner plot
- Garage and driveway parking
- Close to village amenities and the beach
- Three naturally light bedrooms
- A spacious attic room
- Lovely front and rear garden
- Situated within a sought-after position
- Double glazing and gas central heating

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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This unique bungalow was built in the 1960's by the current owner and enjoys beautiful, far reaching views towards Culver and Brading Downs. This loving family home has been beautifully maintained over the years plus it has been recently redecorated. Benefitting from neutral décor throughout, this bungalow provides the opportunity for the new owners to put their own stamp on. Comprising a large entrance hall which leads to three bedrooms, the family bathroom, a lovely lounge, and a kitchen-diner with an adjoining conservatory/utility room. The garden to the front and rear are laid to lawn with views over fields plus there is a concrete patio which provides space for al fresco dining. There is a detached garage with a block paved driveway to the front.

The coastal village of St Helens lies on the east coast of the Island between the popular villages of Bembridge and Seaview. At the heart of St Helens is a quintessential village green, a post office, coffee shop, and some great places to eat with popular restaurants, a traditional village pub. St Helens is also home to the National Trust site, St Helens Duver, where you can explore wildlife, sand dunes, sandy beaches, coastal woodlands, a fabulous beachside café, and Bembridge Harbour beyond. Frequent bus services link the East Wight with the rest of the island, and high-speed mainland travel links can be found at nearby Ryde.

### **Welcome to 2 St Michaels Road**

Surrounded by a low-level stone wall, this property is situated on a large plot with a garden which wraps around the front of the property. A concrete pathway leads through a decorative iron gate to the front door.

### **Entrance Hall**

*extending to 16'07 (extending to 5.05m)*

A small storm porch provides entry through an obscure glazed door with a window to the side. This spacious entrance hall offers access through the bungalow and is lit by a ceiling light. The space also has two built in cupboards, with one concealing the immersion tank. The loft hatch can be found in this space which has a pull-down ladder and leads to the attic room and loft.

### **Lounge**

*15'08 x 11'06 (4.78m x 3.51m)*

Benefitting from dual aspect windows to the front and side, this lovely room is carpeted and offers a gas fire. Warmed by two radiators, this room also has potential to have a log burner installed, if desired by the new owners. The space is lit with a ceiling light and there is a sliding door to the kitchen.

### **Kitchen-Diner**

*15'08 x 11'08 (4.78m x 3.56m)*

This lovely kitchen-diner offers wooden base and wall cabinets with a neutral countertop which integrates a gas hob and a stainless-steel sink and drainer. The base cabinets integrate a fridge and separate freezer, an electric double oven, there is undercounter space for a dishwasher, plus there is an integrated extractor fan over the gas hob. The space is warmed by two radiators and lit by a ceiling light plus the boiler can be found here. There are two large built in storage cupboards and access to the conservatory/utility room.

### **Conservatory/Utility**

*12'01 x 7'05 (3.68m x 2.26m)*

This triple aspect room is flooded with sunshine and natural light and offers a wood effect floor, a countertop with space for two appliances under, including plumbing for a washing machine. The space is lit by recessed spotlights and offers an obscure glazed door to the rear garden. The electrical consumer unit can be found in a cupboard within this space.



### **Bedroom One**

*13'01 max x 11'11 (3.99m max x 3.63m)*

Offering a window to the front aspect with views across the village green, this generous double bedroom is warmed by a radiator, lit by a ceiling light and two wall lights, and includes a built-in wardrobe.

### **Bedroom Two**

*11'11 x 9'01 (3.63m x 2.77m)*

Continuing the neutral décor, this double bedroom enjoys a window to the side aspect, a built-in wardrobe, a radiator, plus it is lit by a ceiling light and two wall lights.

### **Bedroom Three**

*9'07 x 8'07 (2.92m x 2.62m)*

A window to the rear floods this room with sunshine whilst it is warmed by a radiator. The space is lit by a ceiling light and offers the internet and telephone connection point.

### **Bathroom**

Two obscure glazed windows to the rear aspect flood the space with natural light and the room comprises a large corner shower cubicle, a dual flush w.c, a pedestal hand basin, and a bath. The room is warmed by a radiator and lit by a ceiling light, plus the space is finished with neutral wall tile surround.

### **Attic Room**

*11'09 x 9'04 (3.58m x 2.84m)*

Accessed via the loft hatch in the entrance hall, this handy attic room could be used for several different things including an additional bedroom, an office space, a creative space, or for storage. A window to the side aspect fills the room with natural light plus there is a ceiling light.

The loft ladder leads to a small lobby area within the loft space which leads to two rooms, one perfect for use as a bedroom or office, and the other is partially boarded and could be used for storage.

### **Garden**

Surrounded by mature hedging and a low-level fence, this fantastic garden is laid to lawn with the potential for the new owners to landscape and create their dream garden. A concrete patio area provides space for al fresco dining plus there is access to the garage and to the side gate. From the garden are the most amazing views towards Culver downs and over the Brading Marshes. There is an external tap.

### **Parking**

A block paved driveway provides parking for one vehicle plus there is a single garage with a green up and over door providing additional parking for a car, or it could be used for storage or as a workshop. The garage is fully equipped with power and lighting.

2 St Michaels Road presents a fantastic opportunity to acquire a three-bedroom detached bungalow with the opportunity to put your own stamp on, which is set in a highly desirable area. An early viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: C

Services: Mains water and drainage, gas, electricity.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		44	67
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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