



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



23a, Station Road

St Helens, St. Helens, Isle of Wight PO33 1YF



£165,000
LEASEHOLD



Situated in an enviable location close to local beaches and village amenities, this delightful one-bedroom, ground-floor apartment has been well-maintained and comes complete with a fully-enclosed, private rear garden!

- Delightful ground-floor apartment
- Spacious double bedroom with wardrobes
- Short walk to St. Helens Duver and Bembridge Harbour
- Ownership of the Freehold
- Moments from restaurants and traditional village pub
- Private garden to the rear
- Charming Victorian features
- Significant improvements within the last two years
- Convenient location for local amenities and beaches
- Ideal second home, holiday let or permanent residence

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

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Benefiting from a private entrance door, this charming home is conveniently located on the ground floor of this beautifully converted Victorian property which comprises just two one-bedroom apartments. Retaining its attractive period appearance as well as ensuring a well-maintained property, this appealing building benefits from repointing work to the facade and a new slate tiled roof; both of which were completed within the past two years. Accessed at the rear of the property, number 23a is well-presented throughout and exhibits desirable Victorian features such as a decorative feature fireplace, traditional picture rails, wooden panel doors and a fabulous bay window within the bedroom to the front elevation. Furthermore, the apartment benefits from having a gas central heating system installed approximately two years ago to ensure a cosy home throughout.

The accommodation of this ground-floor apartment comprises an entrance lobby leading to a bathroom and a charming kitchen at the heart of the apartment. Beyond the kitchen is a welcoming living room which proceeds to an additional lobby leading to the spacious double bedroom complete with a fantastic set of wardrobes.

Offering an idyllic, yet convenient lifestyle, 23a Station Road is perfectly placed to take advantage of a wide variety of village amenities which are just a short stroll away - including a convenience store, a primary school, a doctors' surgery, and a couple of renowned restaurants as well as a traditional village pub. Stretching across the village and forming a focal point within the community, the vast St Helens village greens host regular sporting events throughout the year, and there is also a good-sized children's play area, a charming book store and a café. The marina is located just outside of the village in Bembridge Harbour where regular fishing charters can be enjoyed. At the opposite end of the village the road runs down to St Helens Duver which sits at the mouth of Bembridge Harbour, where during the summer months, one can enjoy the delights of the beach café and the beautiful National Trust sandy beaches, plus a variety of watersports and horse riding activities that are on offer. The vast sand dunes at St. Helens Duver are popular for dog walking, picnics and barbecues. Furthermore, frequent bus services link the village with Newport and the seaside town of Ryde which provides mainland travel links, and there is a superstore located just a ten-minute drive from the property.

Welcome to 23a Station Road

Featuring an attractive yellow brick construction with decorative detailing, this beautiful period property has a small walled front garden (owned by 23a) comprising a green lawn area and mature cordyline plants. An ornate metal gate opens to a side pathway which leads to each of the entrance doors to the apartments. Located to the rear of the property, a timber five-bar entrance gate opens to the rear garden and provides access to number 23a via a partially glazed UPVC door.

Entrance Lobby

This lobby area provides a convenient entrance space into the home and is fitted with a grey wood-effect vinyl floor which continues to the bathroom and kitchen. Warmed by a radiator, this lobby houses a Glow-worm gas combination boiler and also includes a ceiling light plus a neutral wall decor which replicates throughout the majority property.

A sliding door opens to the bathroom:

Bathroom

Finished with a soft-green shade on the walls, this well-presented bathroom provides a matching suite comprising a dual flush w.c, a pedestal hand basin and a panel bath with a chrome mixer incorporating a shower attachment. Decorative tiling provides a splashback above the hand basin and also features around the bath area, providing a lovely contrast with the walls. Also located here is a ceiling light and an opaque glazed window to the rear aspect, allowing for natural light and privacy.



Kitchen

8'06 x 6'06 max (2.59m x 1.98m max)

Featuring a window to the side aspect, the kitchen is fitted with a range of white shaker-style base and wall cabinets providing a combination of cupboards and drawers. With a white tile splashback, a light grey countertop incorporates a stainless steel sink and drainer and an electric hob above an integrated electric oven; both of which were replaced approximately four years ago. A ceiling light and water meter are also located here.

A panel door opens to the living room:

Living Room

11'04 x 10'07 (3.45m x 3.23m)

This welcoming space exhibits traditional character with picture rails, skirting boards and a charming feature fireplace with a modern pebble-style electric fire within a decorative white-painted surround. Fitted with a radiator and ceiling light, this room benefits from a characterful storage cabinet fitted on one side of the chimney breast and a wall-mounted display cabinet on the adjacent side. Dressed with a grey carpet, this room also includes a deep window to the side aspect, a telephone/internet point, a television aerial connection, and an electrical consumer unit concealed within a fitted cupboard.

An additional panel door proceeds to a central lobby area:

Central Lobby

Continuing with the carpet from the living room, this space provides handy storage space beneath the staircase of the first-floor apartment and provides access to the bedroom via a panel door. A ceiling light is also located here.

Double Bedroom

13'02 into bay x 12'07 max (4.01m into bay x 3.84m max)

Full of natural light, this spacious bedroom features a lovely bay window to the front aspect and a substantial solid wood wardrobe with sliding doors, which is only a few years old. Again, the carpet from the living room continues here and characterful features include traditional picture rails and skirting boards, plus a chimney breast with a built-in storage cabinet to one side. Also located here is a ceiling light and radiator.

Rear Garden

Fully enclosed by wooden fencing, the rear garden enjoys an east-facing position and offers a delightful, private outdoor space featuring an original brick well, creating a historical garden feature. From the wooden entrance gate to 23a, a hardstanding area provides ample space to create an outdoor dining or lounging space, and a lengthy green lawn beyond features a rare English Elm tree and continues to the top of the garden where there is a range of mature shrubs and trees. The garden also benefits from a tap on the external wall of the bathroom and a handy solid-built outbuilding with power and lighting plus plumbing connections for a washing machine - providing the convenience of a separate laundry space. Furthermore, the top of the garden offers great potential for a substantial summer house to be positioned - this could provide a wonderful opportunity to create an additional functional space, separate from the home, such as a workshop, a home office, or even a holiday let.

Parking

Plenty of on-street parking is available on Station Road or the front garden could potentially provide an opportunity to create off-road parking (subject to planning permission).

This beautiful, well-arranged ground-floor apartment offers a fantastic opportunity for anyone wishing to own a slice of seaside life in this popular coastal village with the added benefit of a delightful, private rear garden. An early viewing is highly recommended with the sole agents Susan Payne Property.

Additional Details



Tenure: Leasehold with full ownership of the Freehold

Lease Term: 999 years from 1969

Council Tax Band: A

Services: Electricity, gas central heating, mains water and drainage



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 396 sq.ft. (36.8 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			
England & Wales		69	74
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Agent Notes:

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