

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

19, Latimer Road

St. Helens, PO33 1TR



£400,000
FREEHOLD



Situated within a desirable area of St Helens, this fantastic home offers bright interiors with three reception rooms, three bedrooms, two bathrooms, and a sunny courtyard garden.

- Detached, Victorian character home
- Beautifully bright interiors throughout
- Two reception rooms and a study
- Short walk to the harbour and the Duver
- Short walk to village amenities
- Three bedrooms and two bathrooms
- Sea and harbour glimpses from first floor
- Mediterranean style courtyard garden
- Sympathetically updated throughout
- Gas central heating and double glazing

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

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Built in 1895, this lovely Victorian property offers light, bright rooms, as well as lovely modern touches which flow through the home. The property benefits from upgrades such as new windows, bathrooms, and general maintenance of the interiors, plus the external soffits and fascias have been upgraded. The well-maintained home also has the added benefit of a porch, which was added 3 years ago, creating a fantastic entry space to the home plus it's a great space for coats, shoes, and sandy boots. The accommodation comprises a porch opening into the living room which has the staircase to the first floor. From the living room is the dining room which then leads through to the kitchen and then flows through to the rear lobby which provides access to the ground floor shower room and the study. The first floor comprises three bedrooms, the family bathroom, and a large cupboard with the loft hatch. The garden wraps around two sides of the property with a charming courtyard area, giving the space a lovely Mediterranean feeling.

Offering an idyllic, yet convenient lifestyle, 19 Latimer 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. 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 cafe, and the beautiful sandy beaches which are maintained by the National Trust. 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 19 Latimer Road

Occupying a prominent position on Latimer Road, this attractive Victorian property offers a low-maintenance front garden with side access to the rear garden, plus there is a path leading to the porch at the side of the property.

Porch

8'2" x 4'3" (2.5m x 1.3m)

Opening into the porch from the front garden, is a lovely space to store coats, boots, and sandy shoes, which has been finished with a modern vinyl floor and a door to the side which leads to a shed to the side. A composite front door opens into the living room.

Living Room

18'0" x 11'5" (5.5m x 3.5m)

Boasting a large bay window to the front aspect with lovely views, this naturally light room benefits from a log burner to keep the room cosy, and a second window to the side aspect. The electrical consumer unit and gas meter can be found here but are neatly boxed away out of sight. The stairwell leads to the first floor.

Dining Room

11'5" x 10'2" (3.5m x 3.1m)

Continuing the flooring from the living room, this room boasts dual aspect windows on either side and is a fantastic space for a dining room. There is a feature fireplace, and a doorway leads to the kitchen.



Kitchen

11'5" x 10'5" (3.5m x 3.2m)

Situated towards the rear of the property, the kitchen offers a range of base and wall cabinets, finished with neutral cottage style doors integrating a dishwasher and a porcelain sink and drainer. A stylish range style electric cooker can be found in here with an extractor fan over. The gas boiler is neatly tucked inside one of the kitchen cabinets, and there is ample space for kitchen storage. The space is finished with stone floor tiles, undercounter and plinth lighting, a window to the side aspect, and there is an open doorway into the rear lobby.

The rear lobby is a fantastic space which offers a large storage cupboard, access to the ground floor shower room and study, plus there is a partially glazed door out to the garden.

Ground Floor Shower Room

Beautifully finished with neutral floor and wall tiling, this shower room is finished with a large walk-in shower with rainfall effect shower head, a w.c, a pedestal hand basin, and a chrome heated towel rail. There is an obscure glazed window to the rear aspect.

Study

9'10" x 9'2" (3m x 2.8m)

Creating flexibility with the accommodation, this fantastic ground floor room is currently being used as a study however has the potential to be an additional bedroom or snug. There are large patio doors that open up onto the courtyard and the wood effect flooring continues in here from the rear lobby.

First Floor Landing

extending to 15'5" (extending to 4.7m)

The carpeted stairwell from the living room leads up to the first-floor landing providing access to three bedrooms and the family bathroom. There is a window to the side aspect and a large storage cupboard containing the loft hatch which has a ladder up to a partially boarded and insulated loft space.

Bedroom One

12'7" x 11'7" (3.85m x 3.55m)

This lovely double bedroom boasts a bay window to the front aspect with views down to Bembridge Harbour. There are two alcoves either side of the chimney breast which would make ideal spaces for wardrobes, and the space is finished with the carpet from the landing.

Bedroom Two

13'7" x 7'7" (4.16m x 2.33m)

Boasting lovely views of the harbour from the comfort of your bed, this double bedroom offers a built-in wardrobe and storage, plus it is finished with a window to the side aspect.

Bedroom Three

10'5" x 6'6" (3.2m x 2m)

Benefitting from a window to the rear aspect, this bedroom is finished with neutral décor.

Bathroom

7'1" x 4'4" (2.16m x 1.33m)

Finished in the same floor and wall tiles as the ground floor shower room, this bathroom is fully equipped with a wall mounted vanity hand basin, a bath with a rainfall effect shower over, a w.c, and a chrome heated towel rail. The space is finished with an obscure window to the rear aspect.

**Outside**

A sunny courtyard garden which wraps around the rear and side of the property offers a private space to sit and relax. This Mediterranean inspired outdoor space is fully decked and enclosed, plus there are outdoor power sockets, a tap, and access to the front of the property through a side gate. It is the perfect spot to enjoy a glass of wine, a cup of tea, or an evening dinner with friends.

Parking

There is ample on-street parking outside the property on Latimer Road and surrounding roads.

Additional Details

Tenure: Freehold

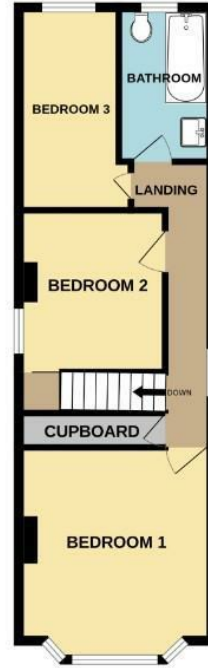
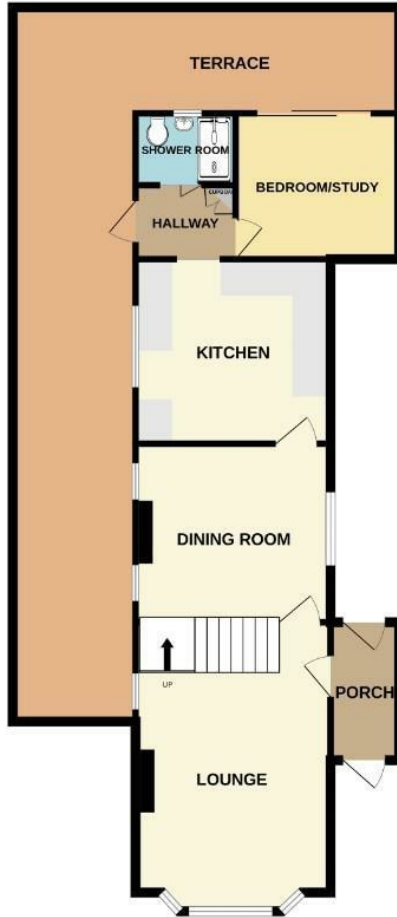
Council Tax Band: D

Services: Mains water, gas, electricity and drainage



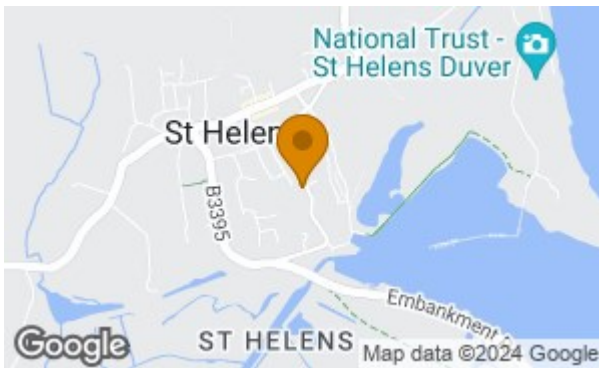
GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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			
England & Wales		59	81
	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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