

SPENCE WILLARD



18 Downs View Road, St Helens, Isle of Wight, PO33 1YE

Situated off the picturesque St Helens Green this detached three bedroom house enjoys views to downland and has an attached garage and enclosed gardens.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



The property benefits from well-appointed accommodation extending to three bedrooms with a kitchen, separate dining room, sitting room and garden room opening to mature and very private gardens. There is also off-road parking and a garage with utility room to the rear.

18 Downs View Road is conveniently situated in St Helens village centre and only a short walk down to the harbour quay and the causeway leading to the sand dunes of the Duver and family friendly beach. The small but vibrant village of St Helens has a village shop, two restaurants, and a pub, together with an antiquarian bookshop and excellent access to nearby Bembridge Harbour, with extensive mooring facilities and sailing clubs at Bembridge and Brading Haven. There is easy access to a range of more extensive facilities and mainland transport links at Ryde (approximately 3 miles away) as well as a number of good beaches, including Bembridge and around Priory Bay.

Accommodation

Ground Floor

Entrance

Storm porch over the garage and front door.

Hallway

A wide space with plenty of room for hanging coats, under stair cupboard and separate W.C.

Dining Room

With a large picture window overlooking the front aspect, this is a room of excellent proportions.

Kitchen

With tiled floors and a range of under-counter and wall-mounted shaker style kitchen units and dual aspect windows overlooking the front aspect. Incorporating a four ring gas hob, 1.5 bowl stainless steel sink with integrated mid-level cooker, space and plumbing for a fridge and slimline dishwasher.

Sitting Room

A room of generous proportions with gas fire (currently disconnected), carpeted floors and sliding patio doors to the dining room.

Garden Room

A glazed room providing additional entertaining and dining space overlooking the garden.

First Floor

Stairs rise to a galleried landing with hatch accessing a loft space.

The first floor comprises three bedrooms, two of which being good sized double bedrooms and a third large single. Bedroom 1 has views over the rear garden and to downland beyond. A family shower room incorporates shower, pedestal wash basin, heated towel rail and W.C.

Outside

The gardens extend to the front and rear which have mature boundaries and are largely laid to lawn. There is plenty of parking to the front, whilst the rear gardens are enclosed and offers a particularly private tranquil space with westerly aspect. There are three outbuildings at the foot of the garden, including two sheds and a greenhouse, while a raised patio is ideal for outdoor dining. An integrated garage is found on the side of the house with utility room partitioned at the rear.

Services

Mains electricity water and drainage, heating is provided by a gas fired boiler (new and installed in 2022) and delivered via radiators.

Tenure

The property is offered Freehold

Council Tax

Band D

EPC Rating

D

Postcode

PO33 1YE

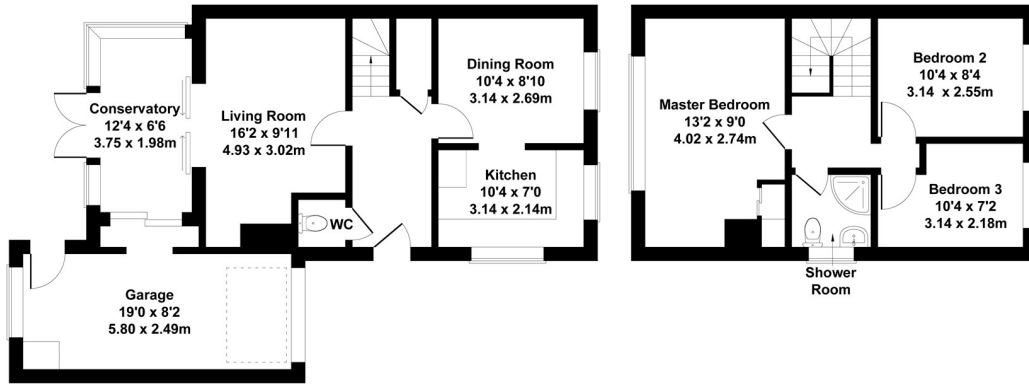
Viewings

All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



18 Downs View Road

Approximate Gross Internal Area
883 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



SPENCEWILLARD.CO.UK

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.