



- Charmingly Individual Semi Detached Bungalow
- Views Towards Bembridge Downs
- Well Presented Interior
- 10 to 15 Mins from Beach
- Generous 1 Bedroom Accommodation
- Village Centre Position
- Single Floor Living
- Comfortable 14'4 Lounge/Diner
- West Facing Lawned Garden & Patio
- D/Glazing & Gas C/Heating

The Kaben Upper Green Road, St. Helens, Ryde, Isle of Wight, PO33 1XF

**Offers In The Region
Of £205,000**

Welcome to the 'The Kaben', a hugely individual semi detached bungalow situated in the very heart of St Helens village. This bungalow sits just off the village green where regular social and sporting events take place including both cricket and football matches. Many of St Helen's amenities are positioned around the green too including two highly regarded restaurants, a public house, local shop/post office, junior school and doctors surgery. The village itself is nestled between its own beach-lined coastline and wonderful countryside surroundings navigated via a network of footpaths and bridleways. There are two sailing clubs within a few minutes of this stunning coastal location should you have water pursuits in mind. This bijou property offers surprisingly generous accommodation concealed behind its unassuming facade. The comfortable lounge/diner enjoys views towards the surrounding countryside and Bembridge Downs. There is a separate kitchen and a utility room ideal to store boots and jackets after exploring the lovely rural surroundings and beaches. There is a generous double bedroom and a bathroom to complete the single floor living space. A pitched roof has been added and converted into a loft room for occasional use or storage. The west facing garden to the rear is a nicely enclosed lawned garden and patio with a handy (10'x 8') shed. The nearest principle town is Ryde which is host to an appealing array of retail shops and facilities plus good travel connections to mainland Portsmouth and Southsea. A short 5 minute drive will see you to the major local supermarket although they do currently offer a home delivery service.



Accommodation

Entrance

Lounge/Diner

(14'4 x 13'0) ((4.37m x 3.96m))

Inner Hallway

Several Built in Storage Cupboards

Kitchen

(9'7 x 7'10) ((2.92m x 2.39m))

Utility Room

(9'7 x 9'0 max) ((2.92m x 2.74m max))

Stairs to loft room.

Built in Storage

Bedroom

(13'10 x 12'4) ((4.22m x 3.76m))

Bathroom

(9'8 x 6'1) ((2.95m x 1.85m))

Built in Linen Cupboard

Loft/Attic Room

(35'3 x 7'8) ((10.74m x 2.34m))

Limited head heights. Ideal for occasional use. Excellent storage. Velux windows. D/glazed window to rear. 2 x Radiators.

Gardens

The shallow frontage is designed with lower maintenance in mind. The rear, west facing garden combines a main lawn and patio area nicely enclosed. It's orientation should attract the sun later in to the day in the warmer months. A (10' x 8') garden shed sits at the far end of the pretty garden.

Tenure

Freehold



Council Tax
Band B

Mobile Coverage & Broadband

Mobile coverage includes: EE, Vodaphone, O2 & Three. Broadband - Openreach & Wightfbre. Highspeed fibre available.

Flood Risk

Very low. NB: has never flooded during the current 30 year ownership.

Construction Type

Internally insulated single skin walls to 3 of the elevations. Strengthening piers are apparent.

Services

Un-confirmed water, electric, gas, broadband and drainage.

Agents Note

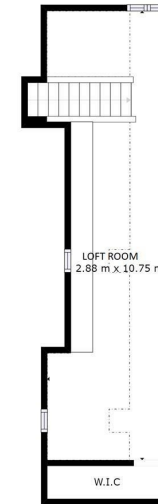
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



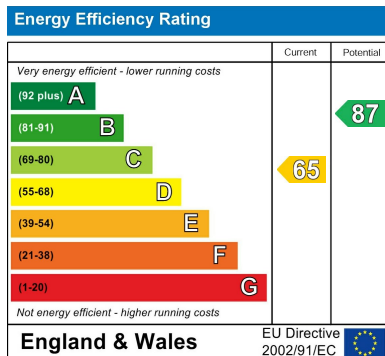
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 70 m², FLOOR 2: 16 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 15 m²
TOTAL: 85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 70 m², FLOOR 2: 16 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 15 m²
TOTAL: 85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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Viewing: Date Time