

office@elliottlincoln.co.uk

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## Station Road, St Helens, Isle of Wight.

£350,000

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Elliott Lincoln is a trading name of Adele Smith Ltd.

Registered address - Office 4, Baring Chambers, Cowes. PO31 7SY. Vat no: 463 6630 81

## ELLIOTT ESTATE AGENTS & ASSOCIATES

## office@elliottlincoln.co.uk

- New Roof
- 3 Bedrooms + Attic Room
- · Gas Central Heating & Double Glazing
- Garage/Workshop + Driveway Parking
- Village Amenities & Bus Routes

- Views from Upper Floors
- Enclosed Garden
- 2 WC's

Chain Free

• Minutes from the Marina & Beaches

Conservatory 4.06m x 2.29m (13' 4" x 7' 6") Kitchen 2.31m x 2.13m (7' 7" x 7' 0") 2.16m x 2.11 (7" 1" x 6" 11 Dining Room 3.63m x 3.58m (11' 11" x 11' 9") Bedroom 1 3.59m x 2.97m (11' 9" x 9' 9") Attic Room m max x 3.31m (12' 8" x 10' 10")  $\rightarrow$ Garage 7.87m x 3.00m max (25' 10" x 9' 10") Living Room Bedroom 2 Hall 3.82m x 3.58m (12' 6" x 11' 9") Bedroom 3 3.12m x 3.04m (10' 3" x 10' 0") 2.22m x 2.16m (7' 3" x 7' 1") Ground Floor First Floor Second Floor Floor area 79.6 m<sup>2</sup> (857 sq.ft.) Floor area 44.5 m<sup>2</sup> (479 sq.ft.) Floor area 12.7 m<sup>2</sup> (136 sq.ft.)

TOTAL: 136.7 m<sup>2</sup> (1,472 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Located in the heart of the picturesque village of St Helens, just moments from the harbour, beaches, village amenities and stunning countryside walks. Boasting views of Culver Downs and a brand-new roof.