



**Price**  
**£360,000**

**Freehold**

4x  3x  3x 

**The Avenue, Totland  
Bay, Isle of Wight, PO39**

**OVER 60?**

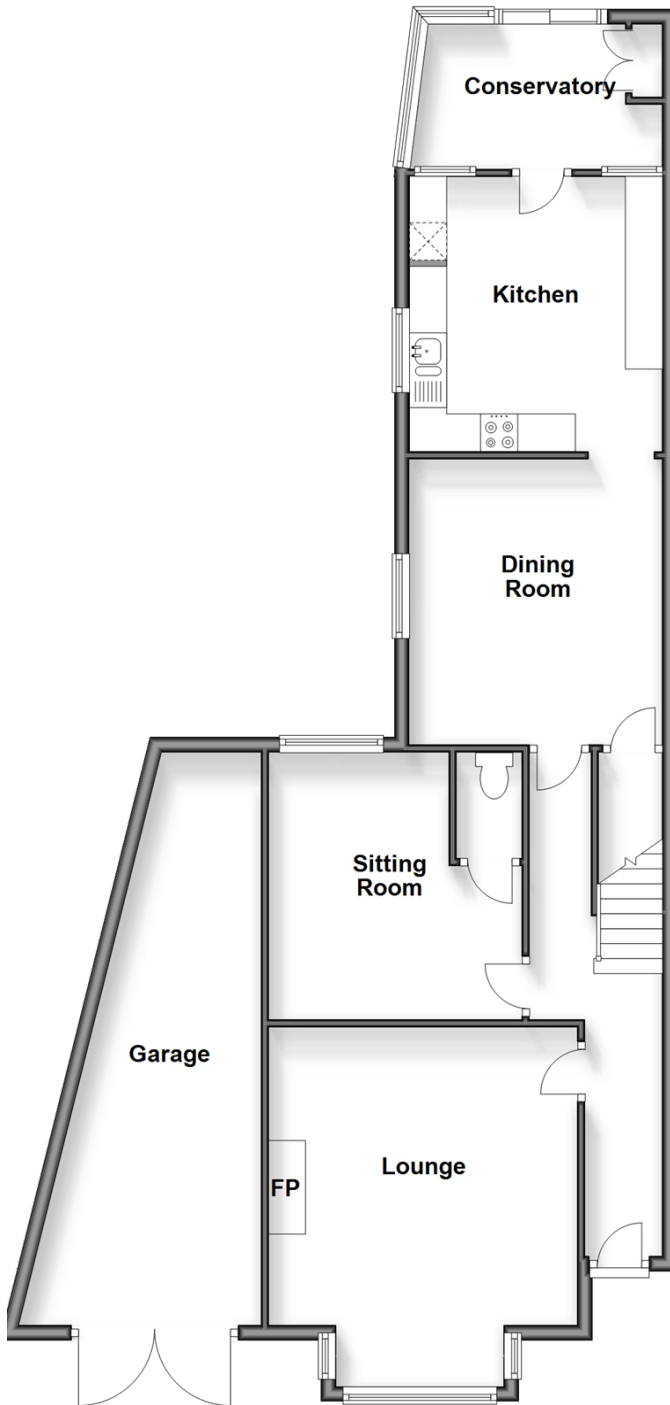
Secure this property  
for up to **59% less!**

**Pittis**   
Helping you move forwards



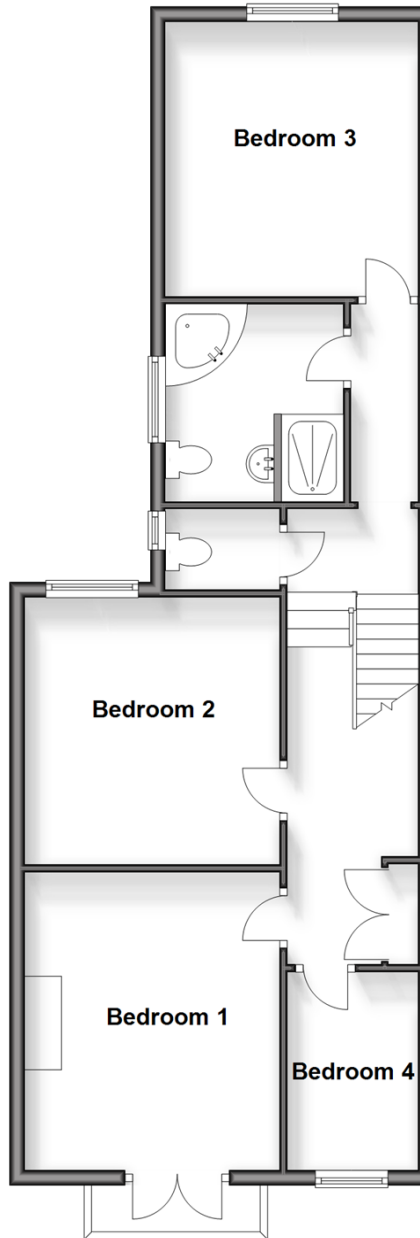
## Ground Floor

Approx. 92.8 sq. metres (998.7 sq. feet)



## First Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 14'0 x 13'7 (4.27m x 4.14m)

Sitting Room: 12'1 x 11'1 (3.69m x 3.38m)

Separate Toilet

Dining Room: 12'5 x 11'3 (3.79m x 3.43m)

Kitchen: 12'0 x 11'3 (3.66m x 3.43m)

Conservatory: 12'1 x 6'5 minimum (3.69m x 1.96m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1 : 13'2 x 12'2 (4.02m x 3.71m)

Bedroom 4: 8'8 x 5'8 (2.64m x 1.73m)

Bedroom 2: 12'1 x 11'3 (3.69m x 3.43m)

Separate Toilet

Family Bathroom: 8'6 x 8'0 (2.59m x 2.44m)

Bedroom 3: 12'1 x 11'2 (3.69m x 3.41m)

Landing

Storage Cupboard

### OUTSIDE

Front Garden

Garage

Off-Road Parking

Rear Garden



## Main features

- Freshly decorated throughout to a blank canvas
- Parking and garage
- Walking distance to both beach and village
- Lots of open airy spaces throughout the home
- Ideal garden, for the size of property, for family BBQs



### Nearest Schools

St. Saviour's Catholic Primary School  
Yarmouth-Freshwater Site CE Primary  
Yarmouth CE Primary, Yarmouth  
Christ the King College, Newport  
Carisbrooke College, Newport



### Transport Information

There is a local bus service to all parts of the Island including the ferry terminus at Yarmouth. Plus, local weekday service of the FYT bus.



### Address

The Avenue, Totland Bay, Isle of Wight, PO39



### Directions

For directions to this property please contact us.



