



Price

£475,000

Freehold

4x  1x  2x 

Brookfield Gardens,  
Binstead, Isle of Wight,  
PO33

**OVER 60?**

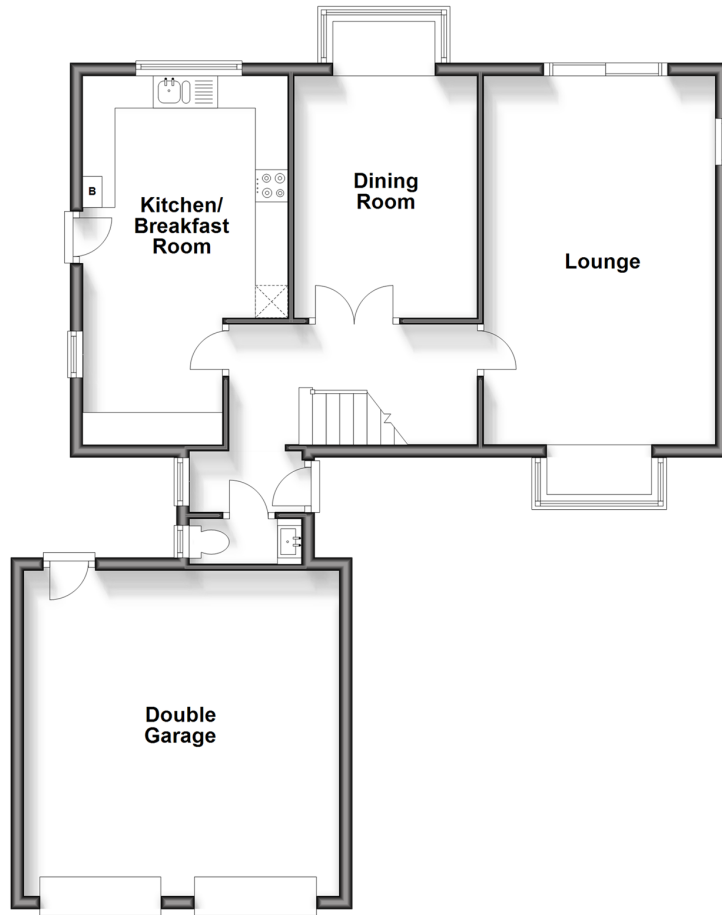
Secure this property  
for up to **59% less!**

  
**Pittis**  
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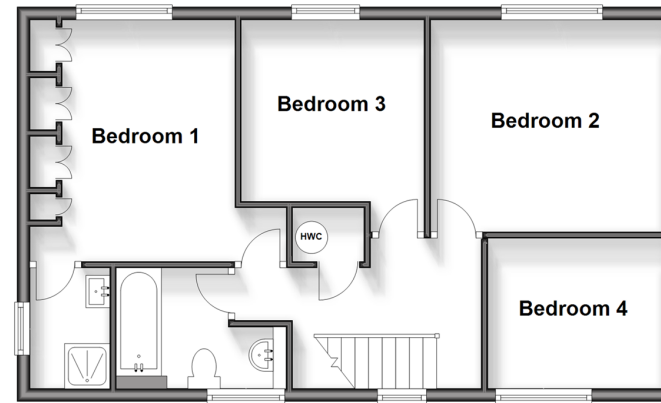
### Ground Floor

Approx. 85.3 sq. metres (918.4 sq. feet)



### First Floor

Approx. 56.0 sq. metres (602.6 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 18'10 up to bay x 11'9 (5.74m x 3.58m)  
Dining Room: 12'5 x 9'4 (3.79m x 2.85m)  
Kitchen / Breakfast Room: 19'3 x 10'3 (5.87m x 3.13m)

### FIRST FLOOR

Landing  
Bedroom 1 : 12'3 x 10'6 (3.74m x 3.20m)  
En-Suite Shower Room  
Bedroom 2: 11'10 x 10'11 (3.61m x 3.33m)  
Bedroom 3: 9'6 x 9'2 (2.90m x 2.80m)  
Bedroom 4: 8'10 x 7'9 (2.69m x 2.36m)  
Bathroom

### OUTSIDE

Front Garden  
Garage  
Driveway  
Rear Garden



## Main features

- Large detached family home with wrap around gardens
- Situated a short walk through Ryde Golf Course to the beach
- Spacious rooms throughout
- Close to both Primary and Secondary schools
- Tucked away in a peaceful cul de sac location



### Nearest Schools

Binstead Primary School, Binstead  
Haylands Primary School, Ryde  
Ryde Academy, Ryde  
Ryde School with Upper Chine, Ryde



### Transport Information

Local bus routes providing Islandwide connections



### Address

Brookfield Gardens, Binstead, Isle of Wight, PO33



### Directions

For directions to this property please contact us.





Call Ryde Branch 01983 564646 ■ [pittis.co.uk](http://pittis.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

60426308/20240423/DN/JW