



**OVER 60?**

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

**Guide Price**

**£270,000**

**Freehold**

3x  1x  2x 

**Station Road, St. Helens,  
Ryde, Isle of Wight,  
PO33**

**Pittis**   
Helping you move forwards





## Main features

- Spacious semi-detached house in a village location
- Open plan kitchen/dining room for entertaining family and friends
- Short walk to village green and Bembridge harbour
- Large garden and driveway parking
- Close by to local shop, pubs, St. Helens Duver and the beach

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 10'9 x 10'9 (3.28m x 3.28m)

Kitchen/Dining Room: 17'2 x 12'4 (5.24m x 3.76m)

Utility Area: 6'11 x 4'2 (2.11m x 1.27m)

Study: 7'1 x 6'2 (2.16m x 1.88m)

### FIRST FLOOR

Landing

Bedroom 1: 12'4 x 9'9 (3.76m x 2.97m)

Bedroom 2: 10'9 x 8'9 (3.28m x 2.67m)

Bedroom 3: 9'0 x 6'0 (2.75m x 1.83m)

Shower Room

### OUTSIDE

Front Garden

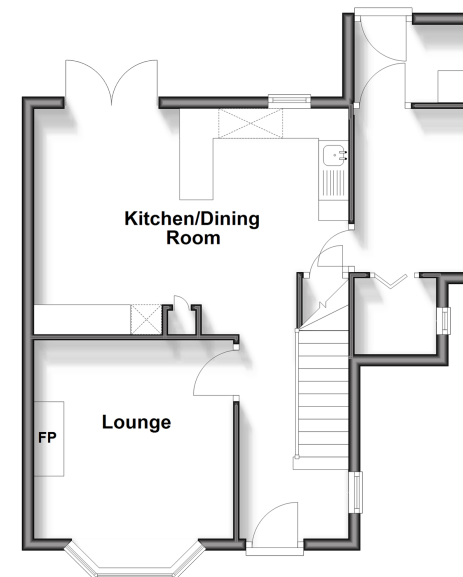
Driveway

Rear Garden

Shed

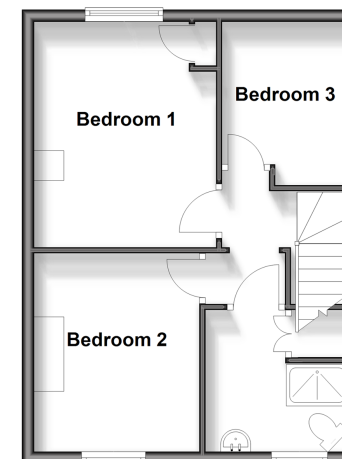
### Ground Floor

Approx. 48.4 sq. metres (521.5 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



**Call Ryde - 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 50% less, by purchasing a Lifetime Lease.



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