

**OVER 60?**

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



**Price**

**£295,000**

**Freehold**

2x  2x  2x 

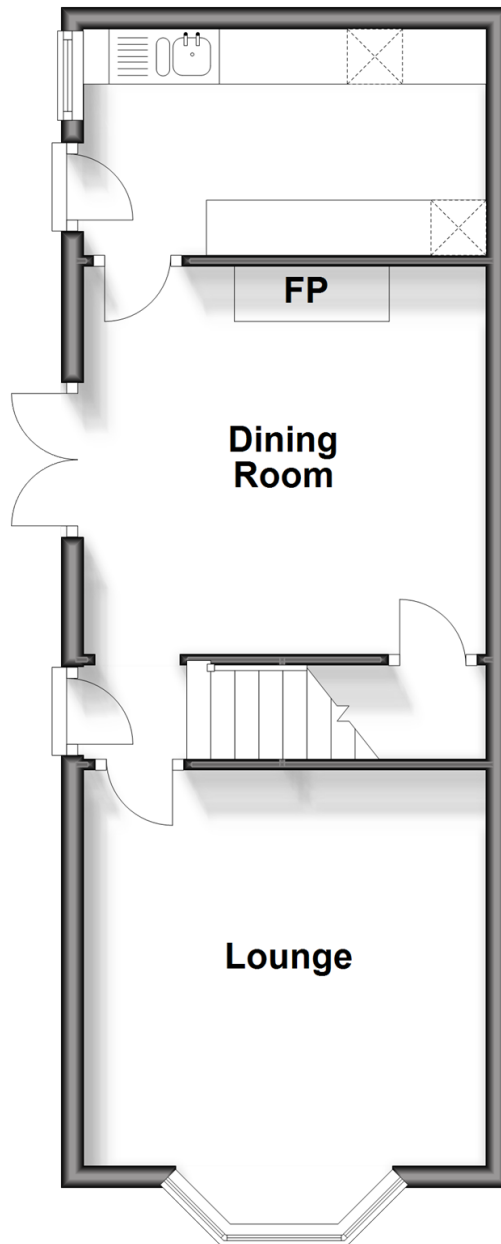
St. John's Road, Wroxall, Isle of Wight,

PO38

**Pittis**   
Helping you move forwards

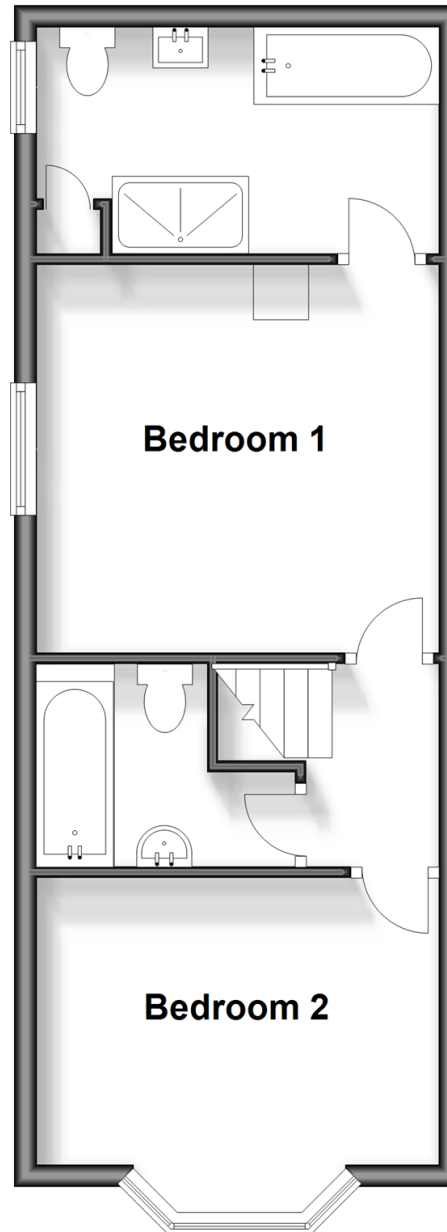
## Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'0 x 11'10 (3.66m x 3.61m)

Dining Room: 11'6 x 11'3 (3.51m x 3.43m)

Kitchen: 11'10 x 6'8 (3.61m x 2.03m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 11'6 (3.66m x 3.51m)

En-suite Bathroom

Bedroom 2: 11'10 x 8'7 (3.61m x 2.62m)

Bathroom

### OUTSIDE

Courtyard Garden to side

Elevated Lawned Rear Garden

Garden Building: 10'8 x 8'9 (3.25m x 2.67m)

Summer House: 10'0 x 9'8 (3.05m x 2.95m)

Garden Shed: 10'0 x 9'0 (3.05m x 2.75m)

Green House

Driveway for multiple cars

Car Port

Workshop to rear of carport: 17'0 x 9'0 (5.19m x 2.75m)



## Main features

- Semi detached cottage in this rural village with glorious countryside views
- Wood burning stove in the cosy dining room
- Large elevated garden with summer house and garden building/home office
- Plenty of off road parking and courtyard garden
- Workshop to the rear of car port, well presented accommodation throughout



### Nearest Schools

The Bay CE School  
Broadlea Primary School  
Shanklin C of E Primary Schools  
Gatten & Lake Primary School  
Shanklin Pre-School & Nursery



### Transport Information

Local buses providing Island wide connections plus local train station with direct links to Ryde Pier Hea



### Address

St. John's Road, Wroxall, Isle of Wight, PO38



### Directions

For directions to this property please contact us.



Call Shanklin Branch 01983 868777 ■ [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.

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