



**MARVINS**  
ESTATE AGENTS



## **9 DOVE CLOSE, ST HELENS, RYDE, PO33 1TQ** **PRICE £350,000**

This stunning detached house is located in the desirable village of St Helens. The property is close to all amenities, including beaches, yacht club, and Bembridge village. It has been recently upgraded to include a new kitchen, redecoration throughout, and new carpets.

The property has three bedrooms, one of which is an ensuite, and an enclosed private garden with parking. The kitchen is modern, and the living room is spacious and bright. The bedrooms are all a good size, and the bathroom is stylish and modern. The garden is enclosed and private, perfect for entertaining or relaxing.

St Helens is a beautiful village with a lot to offer. It is close to the beaches of Bembridge and Seaview, as well as the yacht club. There are also several shops, restaurants, and pubs in the village.

Nearby Bembridge is a charming village with a long history. It is home to a number of historic buildings, including the Bembridge Windmill and the Bembridge Museum. There are also a number of shops, restaurants, and pubs in the village.

This property is perfect for anyone looking for a well-maintained home in a desirable location.

41a High Street, Cowes, Isle of Wight, PO31 7RS

T: 01983 292114

E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)



### ENTRANCE PORCH

Covered entrance porch with part frosted double glazed UPVC door to:

### ENTRANCE HALL

Door to Lounge/Diner. Archway to Kitchen. Understairs storage cupboard. Tiled flooring.

### LOUNGE / DINER

18'5" x 15' widening to 19'7" (5.61m x 4.57m widening to 5.97m)

### LOUNGE AREA

Triple aspect room with double glazed windows front, rear and side aspects. Double radiator. Television point. Open to:

### DINING AREA

Patio doors to the rear providing access to the garden. Double glazed window front aspect. Double radiator. Telephone point. Stairs leading to first floor landing.

### KITCHEN

10'8" x 8'5" (max) further 3'11" x 8'5" (3.25m x 2.57m (max) further 1.19m x 2.57m)

Range of wall, base and drawer units with worksurface over. Stainless steel sink with mixer tap and drainer. Space for cooker and fridge/freezer. Space and plumbing for washing machine. Wall mounted boiler. Tiled floor. Inset spot lighting. Radiator. Double glazed windows front, rear and side aspects. Double glazed door proving access to rear.

### FIRST FLOOR LANDING

Doors to bedrooms 1, 2, 3 and family bathroom. Access to loft. Double radiator. 2 x double glazed windows with views.

### BEDROOM ONE

10'11" x 8'10" (3.33 x 2.69)

Double glazed window front aspect enjoying countryside views. Double radiator. Built in wardrobe providing hanging and shelving space with mirror fronted sliding doors. Television point. Door to:

### EN SUITE

Three piece suite comprising enclosed shower cubicle, low level WC and pedestal wash hand basin. Tiled walls. Extractor fan. Frosted double glazed window rear aspect. Vinyl flooring.

### BEDROOM TWO

8'6" x 8'5" (2.59m x 2.57m)

Double glazed window rear aspect. Fitted shelving. Radiator. Telephone point.

### BEDROOM THREE

11'5" x 8'5" narrowing to 6'5" (3.48m x 2.57m narrowing to 1.96m)

Double glazed window rear aspect. Radiator. Fitted cupboard housing hot water tank with shelving

### BATHROOM

Three piece suite comprising panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Frosted double glazed window front aspect. Towel rail. Vinyl flooring.

### OUTSIDE

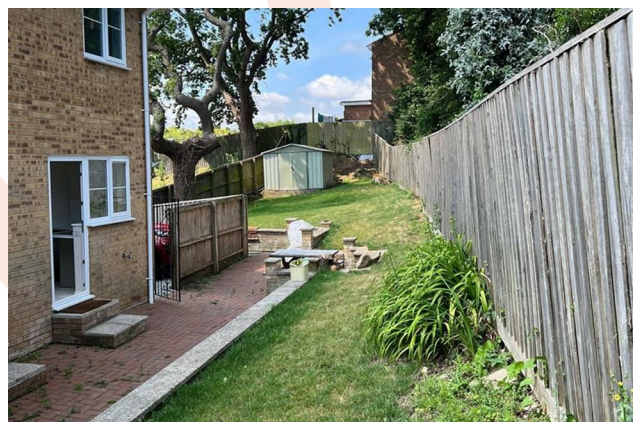
The front of the property is mainly laid to lawn with pathway leading to front door and continuing to side, providing access to rear. To the rear of the property is a brick paved patio area with further lawned area to the rear and side. Outside tap. Outside lighting. Hardstanding for shed. OFF STREET PARKING TO THE SIDE.

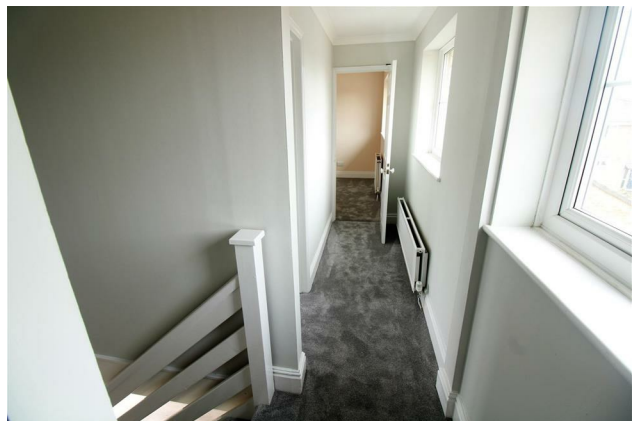
### TENURE

The property is Freehold.  
Council Tax Band D

### N.B

Under section 21 of the Estate Agents Act we are duty bound to inform you that the owner of the property has a personal interest in Marvins Estate Agents.









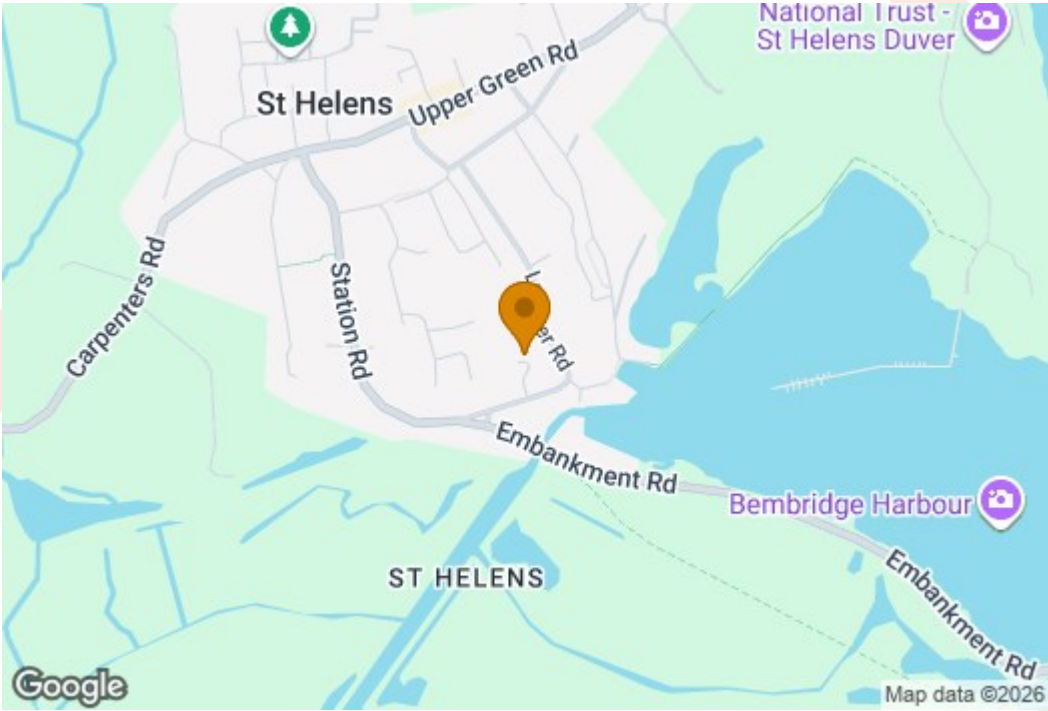
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
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