



Guide Price
£350,000

Freehold

2x  1x  2x 

**Laceys Lane, Niton,
Ventnor, Isle of Wight,
PO38**

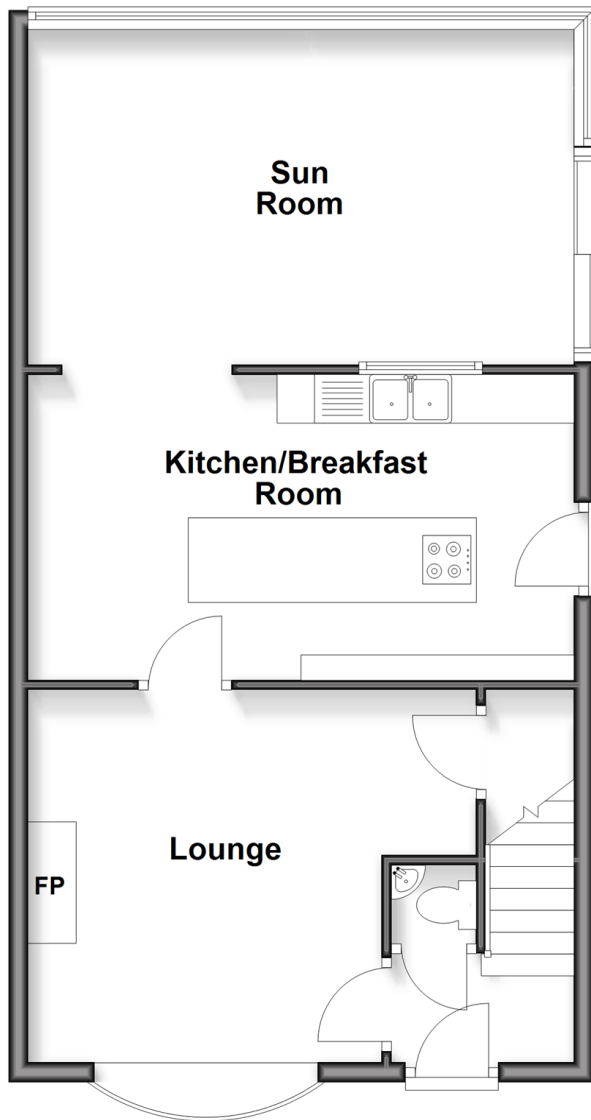
OVER 60?

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

Pittis 
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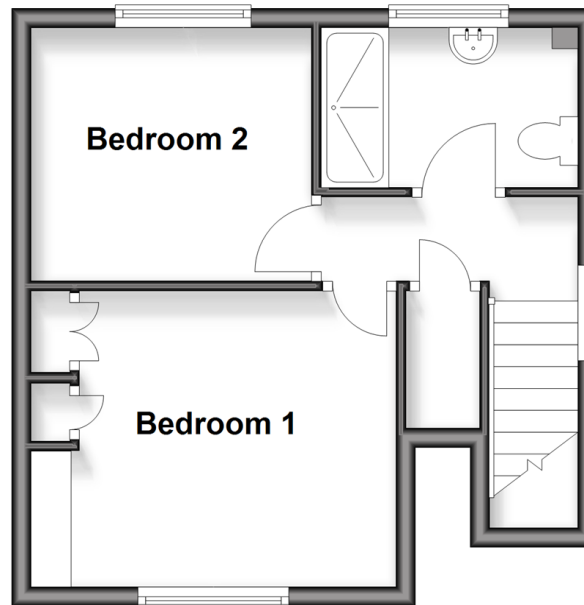
Ground Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 15'5 x 12'7 (4.70m x 3.84m)

Kitchen/Breakfast Room: 18'9 x 10'3 (5.72m x 3.13m)

Sun Room: 18'7 x 12'7 (5.67m x 3.84m)

Cloakroom

FIRST FLOOR

Landing

Shower Room: 8'8 x 5'6 (2.64m x 1.68m)

Bedroom 1: 12'4 x 10'2 (3.76m x 3.10m)

Bedroom 2: 9'0 x 8'8 (2.75m x 2.64m)

OUTSIDE

Front & Rear Gardens

Garage

Driveway



Main features

- Chain free stunning semi detached chalet bungalow in a quiet close in Niton Village
- Lovely sunny recently decorated living rooms
- Modern open plan kitchen
- Glorious sun room with a new all year round roof perfect for all the seasons
- Short flat walk to the local shops, cafes and restraints.



Nearest Schools

Niton Primary School
Godshill County Primary School
The Island Free School - Ventnor
The Bay CE School - Sandown
Medina College - Newport



Transport Information

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



Address

Laceys Lane, Niton, Ventnor, Isle of Wight, PO38



Directions

For directions to this property please contact us.



Call Ventnor Branch 01983 856417 ■ pittis.co.uk



- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

EPC RATING		CURRENT:		POTENTIAL:	
			F(34)		C(71)
60802442/20260518/JL/RC					