

**OVER 60?**

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



**Guide Price**

**£475,000**

**Freehold**

4x  2x  4x 

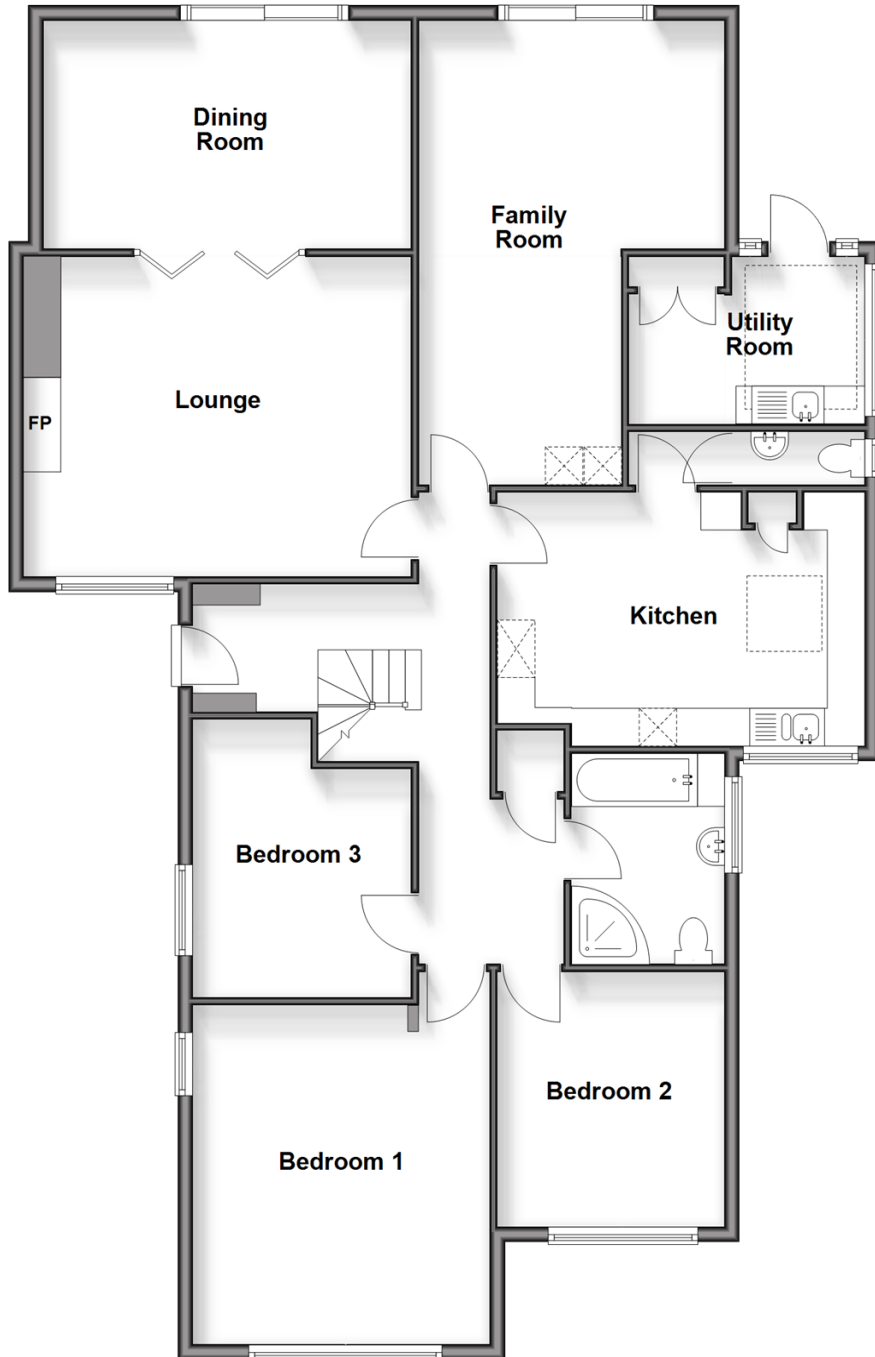
Victoria Road, Freshwater, Isle of Wight,

PO40

**Pittis**   
Helping you move forwards

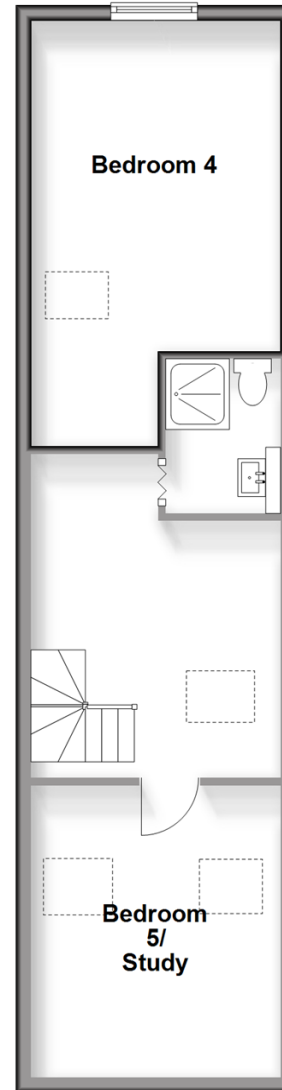
## Ground Floor

Approx. 147.7 sq. metres (1589.4 sq. feet)



## First Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Family Room: 15'8 x 9'9 (4.78m x 2.97m)

Lounge : 15'9 x 13'9 (4.80m x 4.19m)

Dining Room: 20'9 x 13'3 (6.33m x 4.04m)

Kitchen: 15'6 x 10'9 (4.73m x 3.28m)

Utility Room: 9'3 x 4'6 (2.82m x 1.37m)

Bathroom: 9'1 x 6'6 (2.77m x 1.98m)

Bedroom 2: 11'0 x 9'9 (3.36m x 2.97m)

Bedroom 1 : 14'9 x 13'2 (4.50m x 4.02m)

Bedroom 3: 12'3 x 9'6 (3.74m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 5 / Study: 12'7 x 11'1 (3.84m x 3.38m)

Shower Room: 6'7 x 4'9 (2.01m x 1.45m)

Bedroom 4: 20'0 x 11'3 (6.10m x 3.43m)

### OUTSIDE

Driveway

Large Rear Garden

Garden Sheds



## Main features

- Substantially large chalet bungalow with a large garden
- Perfect home for multi-generational living
- Multiple reception rooms
- Ample off road parking
- Walking distance to Freshwater Village, beach and local amenities



### Nearest Schools

St. Saviour's Catholic Primary School  
Freshwater and Yarmouth C of E Primary School  
Christ the King College, Newport  
Carisbrooke College, Newport  
Isle of Wight College, Newport



### Transport Information

There is a local bus service to all parts of the Island including the ferry terminus at Yarmouth. Plus, local weekday service of the FYT bus.



### Address

Victoria Road, Freshwater, Isle of Wight, PO40



### Directions

For directions to this property please contact us.



Call Freshwater Branch 01983 756222 ■ [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: D(63) POTENTIAL: C(71)

60218533/20260216/REP/CG