



**Price**  
**£200,000**

**Freehold**

2x  1x  1x 

**West Street, Wroxall,  
Isle of Wight, PO38**

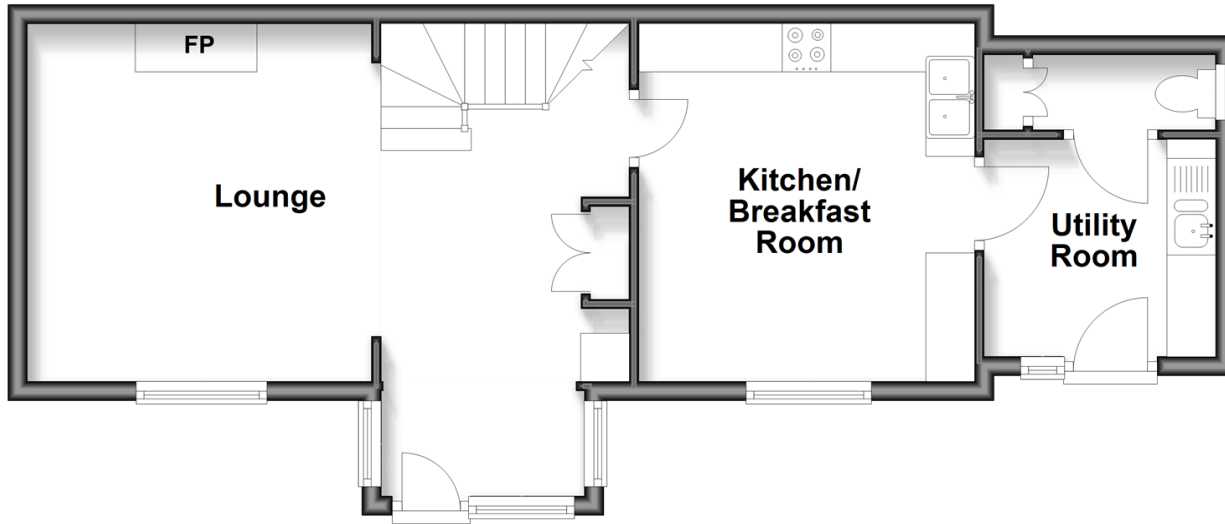
**OVER 60?**

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

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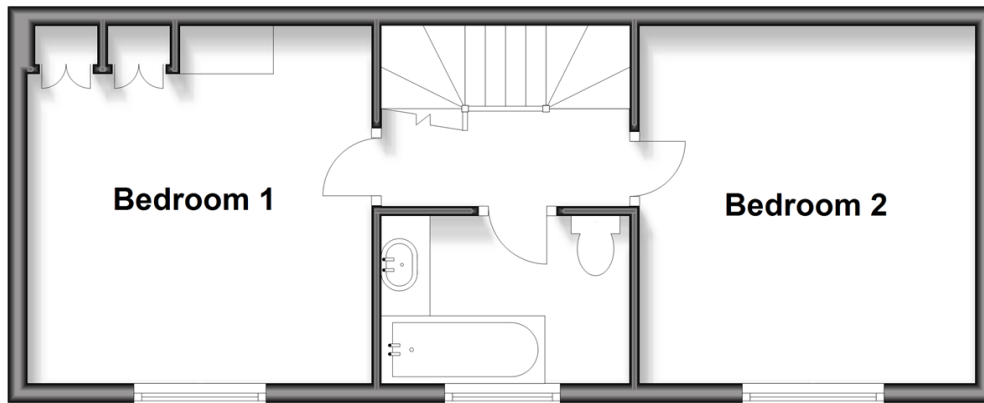
## Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 20'0 x 12'2 (6.10m x 3.71m)

Kitchen/Breakfast Room: 12'8 x 11'4 (3.86m x 3.46m)

Utility Room: 7'8 x 7'5 (2.34m x 2.26m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'3 x 11'3 (3.74m x 3.43m)

Bedroom 2: 12'5 x 11'7 (3.79m x 3.53m)

Bathroom

### OUTSIDE

Front Garden



## Main features

- Stunning private gardens with patio area
- Quaint cottage in village location ideal for a peaceful life
- Character features throughout
- Countryside walks nearby for those who love walking
- Offered to the market chain free



### Nearest Schools

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



### Transport Information

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



### Address

West Street, Wroxall, Isle of Wight, PO38



### Directions

For directions to this property please contact us.



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■ 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



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