



**Guide Price**  
**£385,000**

**Freehold**

4x  2x  1x 

**Hurst Point View,  
Totland, Isle of Wight,  
PO39**

**OVER 60?**

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

**Pittis**   
Helping you move forwards



## Main features

- Large semi-detached family house with new build warranties
- Outstanding sea views from Bedroom 1 balcony
- Open plan living with flexible accommodation
- Private cul-de-sac near Colwell Bay
- Sunny rear garden & off road parking for 2 cars

## Accommodation

### GROUND FLOOR

#### Hallway

Bedroom 2: 10'0 x 8'9 (3.05m x 2.67m)

Bathroom: 5'6 x 5'4 (1.68m x 1.63m)

Bedroom 4: 12'2 x 9'6 (3.71m x 2.90m)

Bedroom 3: 6'8 x 6'0 (2.03m x 1.83m)

### FIRST FLOOR

#### Landing

Lounge: 15'9 x 12'2 (4.80m x 3.71m)

Kitchen: 15'3 x 8'9 (4.65m x 2.67m)

### SECOND FLOOR

Bedroom 1: 16'0 x 13'3 (4.88m x 4.04m)

Ensuite Shower Room: 6'4 x 5'9 (1.93m x 1.75m)

Office: 7'3 x 6'1 (2.21m x 1.86m)

### OUTSIDE

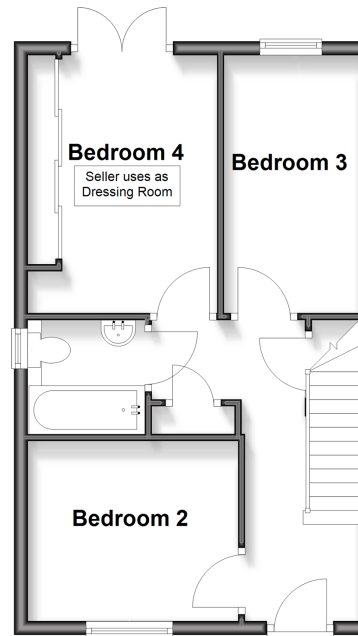
Front Garden

Off-Road Parking

Rear Garden

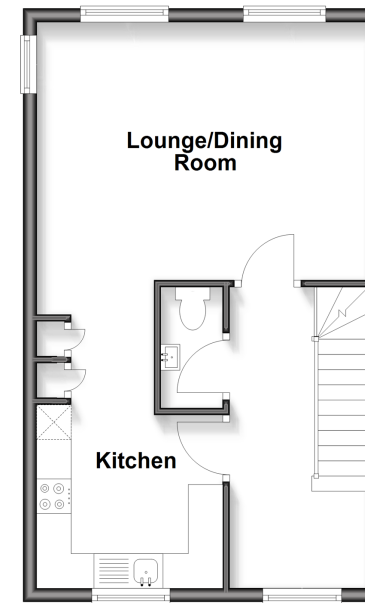
### Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



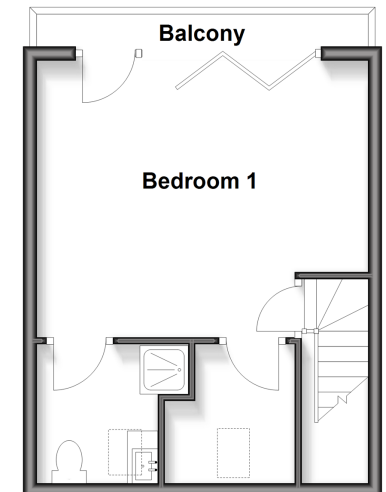
### First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



### Second Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



Call Freshwater - 01983 756222 ■ [pittis.co.uk](http://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



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