



91

- No Onward Chain
- Generous 16'6 Lounge/Diner
- 13'7 Kitchen/Breakfast Room
- D/Glazing & Gas C/Heating
- Sought After Village Location
- Views Towards Countryside & Nature Reserve
- Lawned Gardens & Raised Sun Deck
- Comfortable 2 Bedroom Accommodation
- Parking
- Modern White Bathroom Suite

91 Downs View Road, St. Helens, Ryde, Isle of Wight, PO33 1YD

Offers In The Region Of  
£230,000

This modern semi detached bungalow sits in a peaceful cul-de-sac nestled between the village green and the waterfront of St Helens village. This idyllic coastal village is largely centred around the village green where fetes, fairs and sporting events occur regularly throughout the year. The local shop, public house, restaurants, village school and medical centre are all positioned around the picturesque central green. Countryside mostly surrounds St Helens other than it's lovely beaches and rugged coastline which all offer miles of interesting walks, sporting pursuits and of course plenty of fresh air. The bungalow now offers great potential to modernise and update to suit your own tastes and needs and will be well worthy of your efforts. The interior is roomy combining a open plan living space with a separate kitchen and both lead to the garden. There are two comfortable double bedrooms and a modern bathroom. The living space opens onto a raised sun deck and enjoys views towards the surrounding countryside including Brading Marshes nature reserve. The south facing garden sits to the rear attracting the sun into the evening. The front driveway offers space for a vehicle and we understand there is an additional space to the rear accessed via a nearby side road. Beyond St Helens the nearest principal town is Ryde and here you will find a far more extensive selection of shops and facilities including mainland travel options. Tesco will be your closest major supermarket and they currently offer a home delivery service. If you hanker for a more peaceful lifestyle with easy access to the beach, sea and countryside then look no further.



## Accommodation

### Entrance Hall

9'11" max x 5'5" max (277.67m max x 1.65m max)

### Lounge/Diner

16'6" x 11'4" (5.03m x 3.45m)

### Inner Hall

Loft hatch

### Built in Storage

### Built in Airing Cupboard

### Kitchen/Breakfast Room

13'7" x 8'6" (4.14m x 2.59m)

### Bedroom 1

12'3" max to recess x 12'0" (3.73m max to recess x 3.66m)

### Bedroom 2

11'11" x 9'2" (3.63m x 2.79m)

### Bathroom

13'7" max x 4'9" (4.14m max x 1.45m)

### Gardens

Established shrubs and ornamental trees line the boundary of the lawned front garden. Raised planters contain a variety of shrubs. Gated side access to rear garden. This faces south and is mainly laid to lawn. A raised sun deck with stainless steel balustrade overlooks the garden and enjoys a view towards St Helens' surrounding countryside and nature reserve. Several garden sheds. Greenhouse. Garden taps to front and rear.



### Driveway Parking

A generous space for one vehicle. We understand there is space to park to the rear of the bungalow accessed from a side road.

### Tenure

Freehold

### Council Tax

Band A

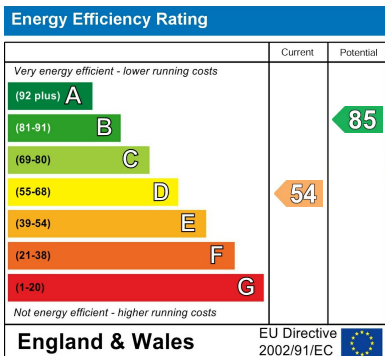
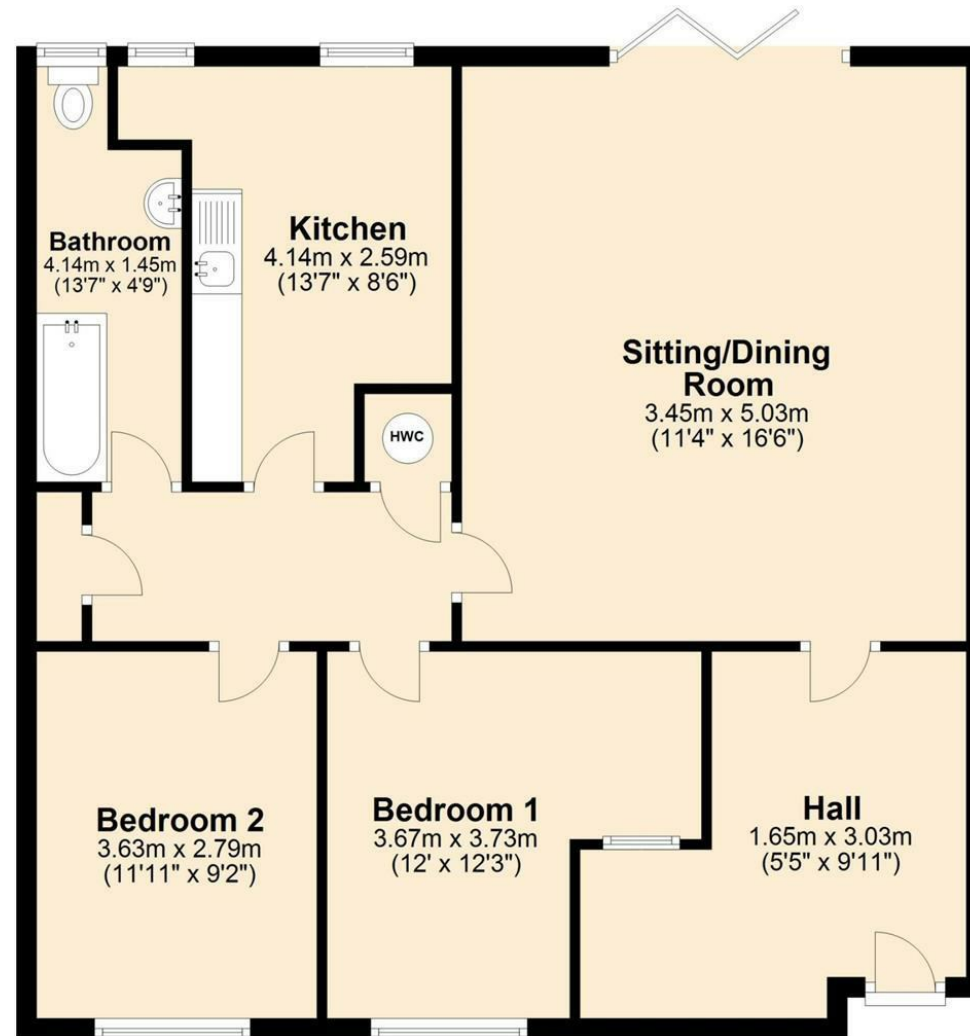
### Services

Unconfirmed gas, mains water, electric and drainage

### Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

## Ground Floor



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....