



- No Onward Chain
- Original Interior with Potential to Modernise
- D/Glazed Conservatory
- Gas C/Heating & D/Glazing
- Circa 2005 Built DETACHED House
- Brick Paved Driveway
- Tucked Away in Peaceful No-Through Road
- Two Huge En Suite Double Bedrooms
- Generous 22'11 Lounge/Diner
- Utility Room & Cloakroom W.c

68c Arnold Road, Binstead, Isle Of Wight, PO33 3RG

**£325,000**

Built circa 2005, this comfortable detached house is tucked away within a quiet corner of Binstead. It was designed and built as two bedroom two en suite layout but it could be easily remodeled into three or even four bedroom accommodation. The interior is largely original offering the new buyer tremendous scope to modernise creating the bespoke home they always dreamt of. The sizeable 'L' shaped lounge/diner flows seamlessly into the south facing conservatory and garden. The house occupies a corner plot attracting plenty of sun due to its welcomed orientation. Both storage and the cloakroom w.c sit off the entrance hall and the kitchen and utility room are conveniently adjoining. Upstairs and the spacious first floor is surprisingly only laid out as two large double bedrooms and both with en suites. This upper floor reveals glimpses of the sea as a reminder of just how close to the coastline you will be living. From those moving from further afield you will be just around the corner from the community centre where regular social gatherings and sporting events are held. The village centre includes a main thoroughfare and bus route, village store, post office, public house and a recreation park. You will pass the local golf course as you head for neighbouring Ryde where a pleasant walking route leads down to the beach and Coastal Path. For a more comprehensive selection of facilities and retail shops nearby Ryde town centre will accommodate your needs.



# Accommodation

## Entrance Hall

## Built-in Storage

## Cloakroom W/C

## Lounge/Diner

22'11" max x 17'8" max (6.99m max x 5.38m max)  
'L' Shaped

## Conservatory

12'3" x 7'5" (3.73m x 2.26m)

## Kitchen

11'9" x 10'8" (3.58m x 3.25m)

## Utility Room

7'8" x 7'5" (2.34m x 2.26m)

## Side Porch

## Landing

## Master Bedroom

23'0" max x 10'9" max (7.01m max x 3.28m max)

## En-Suite

6'8" x 5'7" (2.03m x 1.70m)

## Bedroom 2

20'10" x 10'11" (6.35m x 3.33m)

Loft Hatch.

## En-Suite

6'6" x 5'7" (1.98m x 1.70m)

## Gardens

The frontage is designated for parking purposes. Side access to rear garden via side porch. The South facing rear garden is mostly lawn and enclosed by raised graveled borders. Rockery paved patio. Sunken fish pond. 2x Greenhouses. Garden shed. External sockets.

## Parking

Brick paved frontage offering spaces for 3 vehicles.

## Council Tax

Band E



**Tenure**  
Freehold

**Mobile Availability**

Coverage includes EE, O2, Three and Vodafone.

**Broadband Connectivity**

Openreach and Wightfibre networks available.  
Ultrafast fibre available.

**Flood Risk**

Very Low Risk

**Construction Type**

Standard Construction

**Services**

Unconfirmed gas, mains water, electric and drainage.

**Agents Notes**

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.

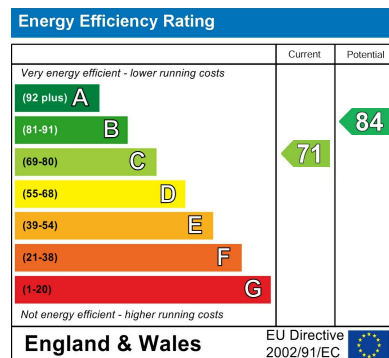
GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewing:**

Date .....

Time .....