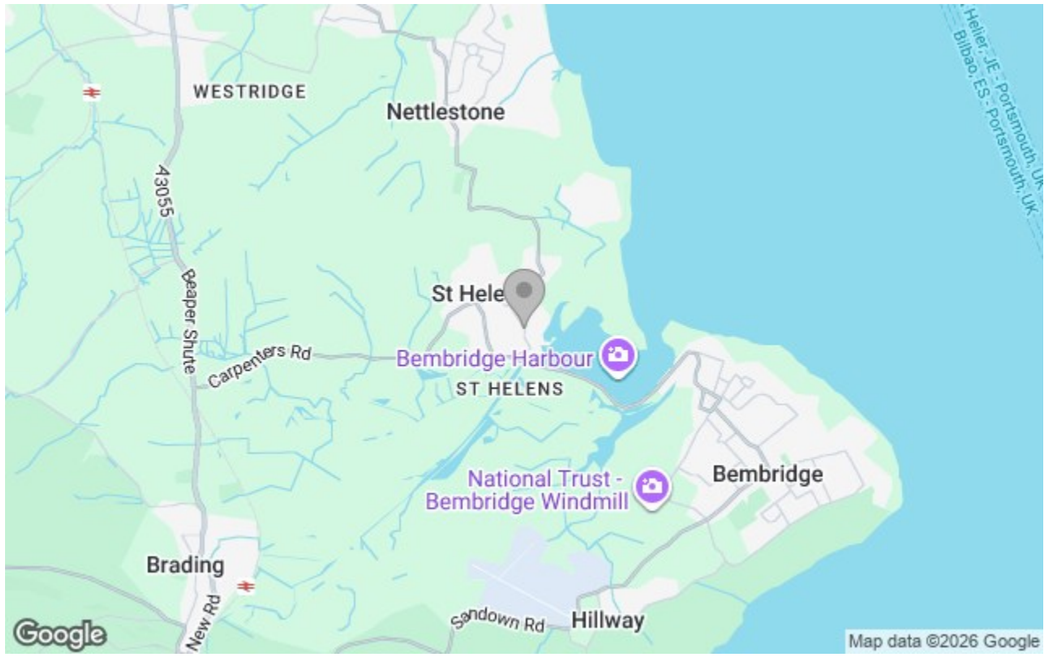


Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.

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Fox & home

182 High Street

Ryde

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rightmove



Melrose, Latimer Road

St. Helens, PO33 1TR

£499,950

This detached four/five bedroom house offers versatile accommodation and benefits from many period features, including fireplaces, decorative cornices, ceiling roses and high skirting boards.

Situated in the popular village of St Helens and close to Bembridge Harbour, this impressive property boasts Harbour Views, gas central heating, parking and a good sized garden. Viewing is a must to appreciate all the potential this property has to offer.

5 2 2











Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

Grand entrance door to:

Entrance Hall:
With stripped wood flooring. Decorative archway. Radiator. Stairs to first floor. Understairs storage.

Shower Room:
With shower cubicle, wash hand basin with vanity under and low level WC. Part tiled walls. Window to the side. Radiator. Built in storage cupboard.

Dining Room: 13'0" plus bay x 11'1" (3.96m plus bay x 3.38m)
With open fire. stripped wood flooring. Radiator. UPVC double glazed square bay window to the front. Opening to:

Study: 11'6" x 11'2" plus bay (3.51m x 3.40m plus bay)
With stripped wood flooring. Radiator. Exposed brick feature walls. Wall mounted gas fired boiler. UPVC double glazed window to the rear and door to the side.

Reception Room: 11'2" x 11'2" plus bay (3.40m x 3.40m plus bay)
With UPVC double glazed square bay window to the front. Radiator. Stripped wood flooring. Built in cupboard.

Kitchen: 12'5" x 10'5" (3.78m x 3.18m)
With fitted base and wall units and solid wood worktops. Ceramic sink unit. Tiled splashbacks. Plumbing for a washing machine and dish washer. Space for a range cooker. Exposed brick walls to either side of the chimney breast with log burning stove. Window to the rear.

Utility Room: 11'0" x 6'0" (3.35m x 1.83m)
With door to hallway. Tiled floor. Built in pantry. UPVC double glazed window and door to the rear.

First Floor

Landing:
Gallery landing with window to the side. Radiator. Built in storage cupboard.

Bathroom:
With claw foot bath and wash hand basin set into vanity unit. Radiator. UPVC double glazed window to the rear. Panelled walls.

Separate WC:
With radiator and UPVC double glazed window to the rear.

Bedroom One: 13'2" x 13'0" (4.01m x 3.96m)
Currently used as a lounge to maximise the views of the Harbour. UPVC double glazed square bay window to the front. Stripped wood flooring. Victorian style cast iron fireplace with tiled inserts. Radiator. UPVC double glazed door to veranda.

Bedroom Two: 12'0" x 11'2" (3.66m x 3.40m)
With stripped wood flooring. UPVC double glazed square bay window to the front again providing lovely views of the harbour. UPVC double glazed door to veranda. Radiator. Victorian style cast iron fireplace.

Bedroom Three: 12'3" x 10'3" (3.73m x 3.12m)
With stripped wood flooring. Radiator. Cast iron fireplace. UPVC double glazed square bay window to the rear providing views of Culver Down.

Bedroom Four: 11'3" x 9'8" (3.43m x 2.95m)
With UPVC doble glazed window to the rear. Stripped wood flooring. Cast iron fireplace. Radiator.

Bedroom Five: 11'6" x 5'10" (3.51m x 1.78m)
With radiator. Window to the side. Stripped wood flooring. Wall mounted boiler. Loft Access.

Outside
Walled Front Garden. Driveway to the side.

Good sized rear garden laid to lawn with decking area. Covered seating area. Timber shed. Vegetable plot. Gated access to both sides. Brick store with plumbing. Rear access.

Tenure: Freehold
EPC: C
Council Tax Band: E

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Council Tax Band: Band E **EPC Rating: C**