



PRICES FROM £275,000  
ST. CATHERINES COTTAGES, BLACKGANG ROAD, NITON,  
ISLE OF WIGHT, PO38 2BW

Hose  
Rhodes  
Dickson





Plot 4



Plot 4



Plot 4



Plot 4

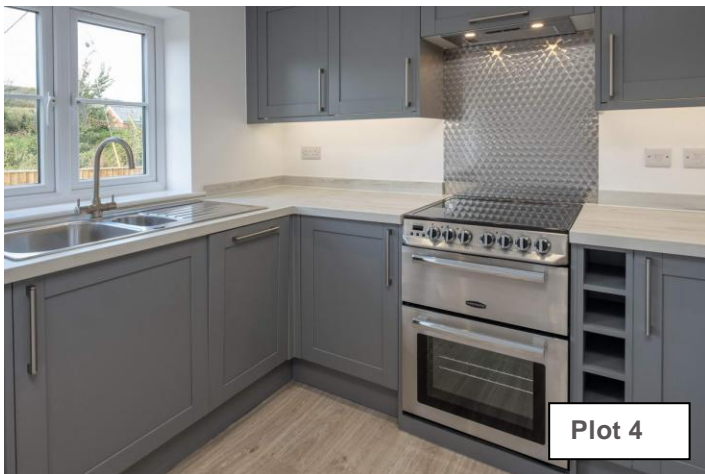
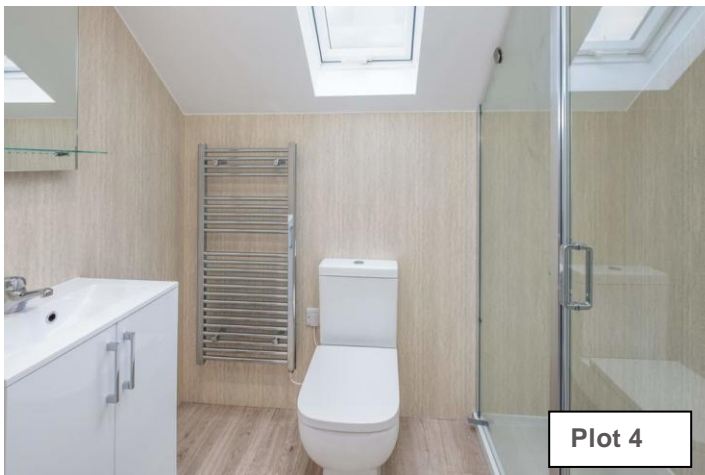


Plot 4



Plot 4





## PRICES FROM £275,000 (PLOT 2)

ST. CATHERINES COTTAGES, BLACKGANG ROAD, NITON, ISLE OF WIGHT, PO38 2BW

- Traditionally Designed Three Bedroom Homes
- Gardens & Off Road Parking
- Contemporary Interior Styling
- Countryside Views
- En Suite Shower Room
- Ten Year NHBC Warranty

Part glazed front door to: **ENTRANCE HALL** Recessed down lighters. Stairs to first floor and under stairs cupboard.

**LOUNGE** 17' 7" x 11' 2" max (5.36m x 3.4m) Recessed down lighters. A light room with two windows to the front.

**KITCHEN/DINER** 17' 7" x 10' 0" (5.36m x 3.05m) A good sized room. Ample space for table and chairs. Recessed down lighters. The kitchen is fitted with a range of wall and base cupboard units with work surfaces over and matching splash backs. Inset stainless steel bowl and a quarter sink unit with mixer tap. Electric rangemaster cooker with halogen hob top, grill, oven and extractor fan over. Integrated slimline dishwasher. Space and points for washing machine and fridge freezer. Window and sliding patio doors giving access to the rear garden and providing lovely countryside views.

**WC** Comprising low level WC, wash hand basin with cupboard under. Opaque window to the side.

**FIRST FLOOR LANDING** Cupboard housing the water cylinder and air source heat pump that heats the water. Loft access.

**BEDROOM 1** 12' 9" x 10' 1" max (3.89m x 3.07m) A spacious double room. Recessed down lighters. Window to the rear giving views over the garden to countryside. Door to **EN SUITE SHOWER ROOM** Comprising good sized shower cubicle with rainforest shower head, low level WC, wash hand basin with mixer tap and cupboard under, stainless steel heated towel rail, extractor fan, recessed down lighters and sky light.

**BEDROOM 2** 10' 5" x 8' 8" (3.18m x 2.64m) A double room. Window to the side.

**BEDROOM 3** 11' 2" x 8' 6" (3.4m x 2.59m) A double room. Window to the front.

**BATHROOM** Bath with mixer taps and shower head attachment, low level WC, wash hand basin with mixer tap and cupboard under. Stainless steel heated towel rail, extractor fan, recessed down lighters and skylight.

**HEATING** Individually controlled thermostatic glass fronted slimline electric heaters. The hot water is heated by an air source heat pump.

**OUTSIDE** To the side of the property there is two parking spaces. There is a small area of lawned garden with raised planted beds. A paved pathway leads up to the covered porch. There is a side garden laid to lawn which then extends around to the rear. There is a patio area leading off from the kitchen/diner. Outside light, tap and electric power points. The gardens enjoy a lovely outlook to countryside.

Council Tax Band: TBC

Photographs depict 3 & 4

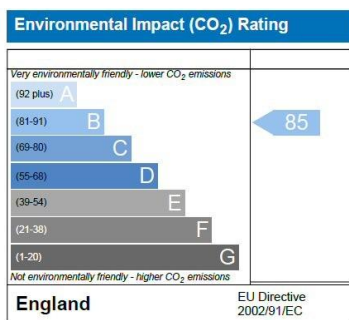
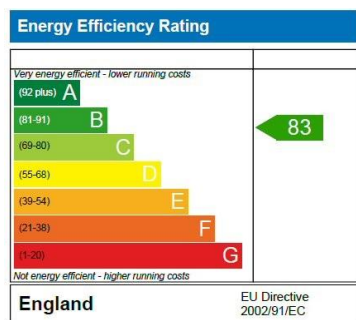
Prices:

Plot 1	SOLD
Plot 2	£275,000
Plot 3	SOLD
Plot 4	£290,000



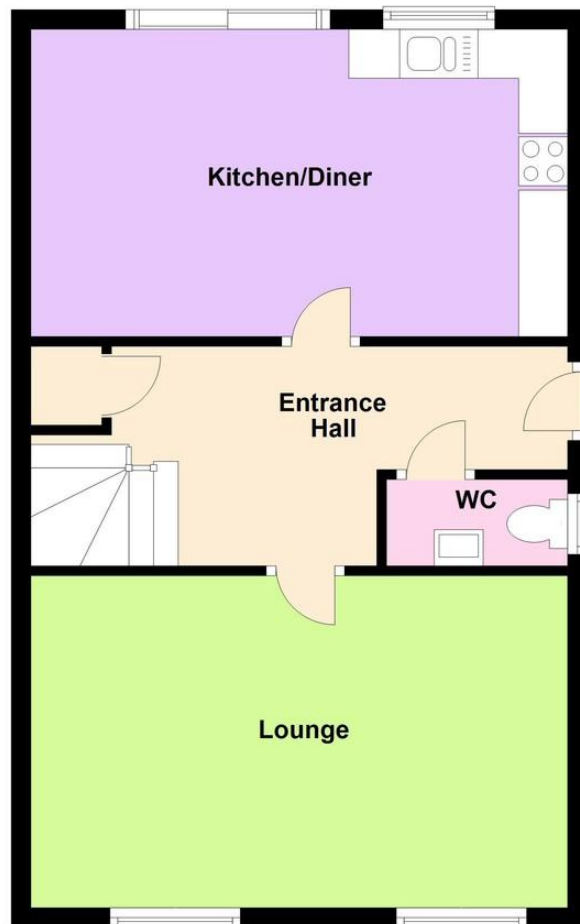
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 855525

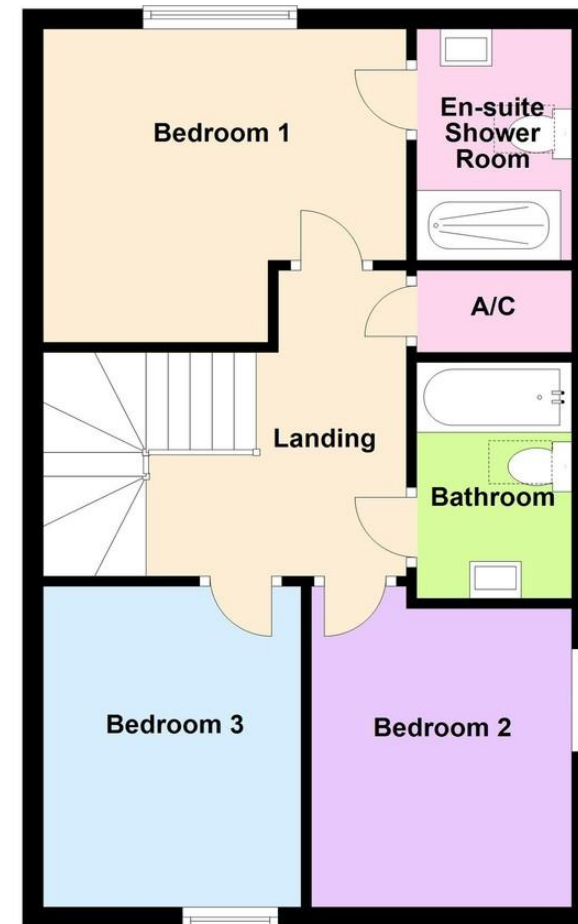


Floorplan depicts Plot 4 layout

## Ground Floor



## First Floor



## Where to find the property

St. Catherines Cottages, Blackgang Road, Niton



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

**Westoak**  
Homes

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