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wright
estate agency



- Elegant Late Victorian Semi Detached Villa
- Sunny Bay Window Lounge with Open Fire
- Sought After Position within the Village
- Appealing Period Features Combined with Modern Attributes
- Beautifully Presented Throughout
- Wonderfully Light Kitchen/Breakfast Room
- Detached Oversized Garage Plus Parking
- Comfortable 3 Double Bedroom Accommodation
- Established Gardens with Sunny Seating Areas
- Bathroom, Shower Room & Cloakroom Wc

1 Kings Road, Binstead, Isle Of Wight, PO33 3RX

£325,000

Nestled in the charming Binstead Village, this elegant Victorian villa, built circa 1901, offers a delightful blend of classic architecture and modern comforts. Spanning an impressive 1,288 square feet, this semi-detached house boasts two inviting reception rooms, perfect for both relaxation and entertaining. The cosy lounge features a lovely bay window and an open fire, creating a warm and welcoming atmosphere.

The property comprises three spacious double bedrooms, ensuring ample space for family or guests. With two well-appointed bathrooms, convenience is at your fingertips. The heart of the home is the wonderfully light kitchen and breakfast room, which provides seamless access to a sunny terrace and a beautifully maintained established garden, ideal for enjoying the outdoors.

Set on a corner plot with a walled boundary, this home offers privacy and a sense of space. An oversized detached garage provides secure parking for a vehicle, adding to the practicality of this residence. The property enjoys pleasant views across Binstead, enhancing its appeal.

Located in a sought-after area of the village, residents will benefit from easy access to local bus routes and the major road leading to nearby towns. Additionally, the coastal path and natural beach are just a short walk away, perfect for those who appreciate the beauty of nature.

This beautifully presented home has been sympathetically modernised, making it a perfect choice for those seeking a blend of historic charm and contemporary living in a picturesque setting.







Accommodation

Entrance Hall
Built-in Storage

Main Staircase

Lounge
14'4" max into bay x 12'0" (4.37m max into bay x 3.66m)
Open Fire

Dining Room
14'0 max x 11'10 (4.27m max x 3.61m)
Open Fire

Kitchen/Breakfast Room
15'4" x 11'11" (4.67m x 3.63m)

Second Staircase

Larder
Housing Boiler

Rear Porch
8'10" x 3'11" (2.69m x 1.19m)

Utility/Cloakroom W.C.
5'11" x 3'11" (1.80m x 1.19m)

Landing

Shower Room & Wc

Bedroom 1
14'4" max to bay x 10'8" excluding wardrobes (4.37m max to bay x 3.25m excluding wardrobes)

Bedroom 2
14'0" max x 11'9" (4.27m max x 3.58m)

Landing

Bedroom 3
12'0" x 9'10" (3.66m x 3.00m)
Loft access to boarded loft via pull down ladder.

Bathroom
7'4" x 5'0" (2.24m x 1.52m)

Detached Garage
19'3" x 11'9" (5.87m x 3.58m)
Insulated segmented door. Double glazed windows to side & rear. Double glazed door to side. Power and lighting.

Driveway
Off road space for a vehicle.







Gardens
Established shrub filled gardens sweep around the house on three sides. A gravel pathway framed by shrubs meanders from front to rear accessing the well kept gardens. A well screened Sun terrace sits off the kitchen/ breakfast room. A number of ornamental trees compliment the attractive architecture of the house. A wonderfully private lawned area enclosed by hedge and wall boundaries offers another secluded spot to sit Garden tap. External sockets. External lighting. An almost continuous brick wall forms the roadside boundary of the house, another welcomed feature of the pretty home.

Council Tax
Band C

Tenure
Long leasehold. 1000 years from 1903

Construction Type
Brick elevations. Slate roof. Cavity walls.

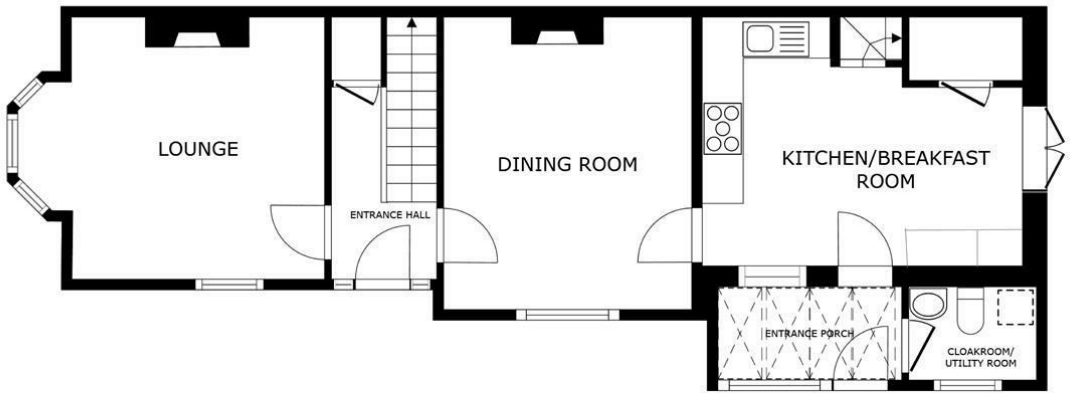
Flood Risk
Very Low Risk

Mobile Coverage
Coverage: Three & Vodafone Limited Coverage: O2 & EE

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

Services
Unconfirmed gas, electric, water and drainage.

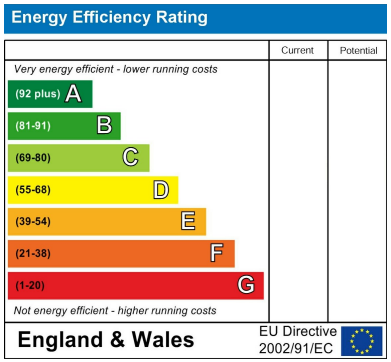
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 63.1 m² FLOOR 2 56.5 m²
TOTAL : 119.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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

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.