

# 36, Station Road

St. Helens, Isle of Wight PO33 1YF

**£525,000**  
FREEHOLD



Presenting a beautifully maintained detached family home offering four bedrooms plus an attic room, two reception rooms, driveway and garage, set within a sought-after coastal village close to beaches, footpaths and amenities.

- Attractive detached 1920s family home
- Two bathrooms and a downstairs cloakroom
- Contemporary kitchen with a separate utility room
- Enclosed rear garden ideal for entertaining
- Footpaths, beaches and nature reserves nearby
- Four bedrooms plus a versatile attic room
- Two spacious reception rooms with feature fireplaces
- Driveway parking and integral garage
- Popular village setting close to the coast
- Ideal for families seeking a quiet coastal lifestyle

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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36 Station Road is a beautifully presented and thoughtfully improved detached family home, offering generous and flexible accommodation arranged over three floors. The property blends period charm with modern enhancements, with recent improvements including some windows, flooring, a gas boiler, and general maintenance. With two reception rooms, four bedrooms, driveway parking and an integral garage, this home is perfectly suited to modern family living within a highly desirable village setting. The accommodation comprises an open porch leading into the entrance hall, which provides access to the living room, dining room, ground floor cloakroom and the stairwell to the first floor. The dining room is semi-open with the kitchen, plus there is access to the utility room from here. The first floor landing leads to four bedrooms, one with an en-suite, and the family bathroom, plus the stairwell to the attic room.

Perfectly positioned on the fringes of the coastal village of St Helens and a short walk to Bembridge Harbour, 36 Station Road is ideally located for nearby sailing clubs and the many amenities available within the village. From the attic room, the property enjoys a breathtaking outlook towards the Brading Marshes RSPB nature reserve where there have been frequent sightings of the Isle of Wight Sea Eagles and is just a short walk away from the causeway path which leads to the historic National Trust sand dunes and popular beach. St Helens beach offers a variety of sailing and water activities and there is also a handy café on the beachfront servicing delicious food with beautiful panoramic views. With its spacious village green, the many village facilities include a convenience store and post office, a primary school, a doctors' surgery, and a range of renowned restaurants as well as a traditional village pub. The popular villages of Bembridge and Seaview with their range of boutique shops, highly regarded eateries, yachting facilities and stunning beaches are also located just moments away. Additionally, the seaside town of Ryde is less than five miles away, providing mainland travel links and there is a superstore located just a ten-minute drive from the property.

### **Welcome to 36 Station Road**

Approached via a concrete driveway providing parking for two vehicles, the attractive red-brick façade with bay windows and central front door creates a welcoming first impression, with the integral garage positioned discreetly to one side.

### **Porch**

An open porch with tiled flooring and painted brickwork offers practical space for coats and footwear before entering the home.

### **Entrance Hall**

A bright and welcoming entrance hall featuring wood-effect flooring, neutral décor and recessed lighting providing access to the ground floor accommodation. There is plenty of space to store coats and shoes from long ambles in the countryside.

### **Cloakroom**

An essential for any family home, this cloakroom is fitted with a vanity hand basin, WC, decorative tiled detailing and recessed lighting.

### **Sitting Room**

With space for the whole family, centred around a charming log burner set within a timber mantel, the complementarily soft neutral décor, wood-effect flooring and tasteful lighting combine to create a cosy family space, enhanced by a bay window allowing natural light to flow through and views over the driveway.

### **Dining Room**

This spacious and elegant dining room is ideal for entertaining, featuring wood flooring and ample space for a family-sized table. The room flows seamlessly into the kitchen through creating an excellent sociable layout for both entertaining and family time.

## **Kitchen**

Fitted with a contemporary kitchen finished with soft pastel cabinetry, solid wood worktops and integrated lighting, a range-style cooker with an extractor over forms a central focal point, while generous storage and preparation space make this an ideal kitchen for family life. There is undercounter space and plumbing for a dishwasher, plus there is space for an electric range-style cooker. A window to the rear offers views over the garden and the fabulous, vaulted ceiling features a Velux window, maximising the natural light in the space.

## **Utility Room**

The practical and well-organised utility room offers additional storage, under-counter space for two appliances, and space for a large fridge freezer. A door provides direct access to the rear garden, and the recently replaced gas boiler is concealed within the cabinet.

## **First Floor Landing**

The split level landing on the first floor provides access to the first floor accommodation and the stairwell to the loft room. The space is finished with a plush neutral carpet that continues through the upper floors.

## **Bedroom One**

Generously proportioned, this double bedroom benefits from a window to the front aspect and a window to the rear aspect and is complimented by neutral tones, plush carpeting and ample space for bedroom furniture. This room benefits from an en-suite shower room.

## **En-Suite Shower Room**

Neatly appointed with a glazed shower enclosure, WC and wash basin, the space is finished with neutral tiling, recessed lighting and an obscure glazed window for privacy.

## **Bedroom Two**

Spacious and naturally light, this double bedroom features a bay window to the front aspect, allowing plenty of natural light, and a soft grey décor and plush carpeting create a comfortable and versatile space.

## **Bedroom Three**

Another well-proportioned double bedroom, tastefully decorated and well lit, offering ample space for freestanding furniture.

## **Bedroom Four**

A versatile room currently used as a home office, equally suited as a single bedroom or nursery. A front-facing window and practical layout enhance its flexibility.

## **Family Bathroom**

A stylish and luxurious family bathroom featuring a freestanding bath, separate glazed shower enclosure, contemporary vanity unit and WC. Finished with wood-effect flooring, modern tiling and recessed lighting for a spa-like feel.

## **Loft Room**

This superb and versatile loft room offers an excellent opportunity to utilise in many ways, including as a home office, games room or additional snug. The room features soft carpeting, neutral décor, Velux windows with the most wonderful far-reaching views and characterful exposed brickwork. The space could also be used as storage, which offers a practical access point via the stairwell.



### **Garden**

The fully enclosed rear garden is thoughtfully arranged with a paved patio area ideal for dining al fresco style and entertaining, alongside a lawned area with planted borders. The garden enjoys sunshine through most of the day, plus there is rear access to the garage.

### **Garage & Parking**

An integral garage provides parking, excellent storage or workshop potential, complemented by driveway parking for two vehicles at the front of the property.

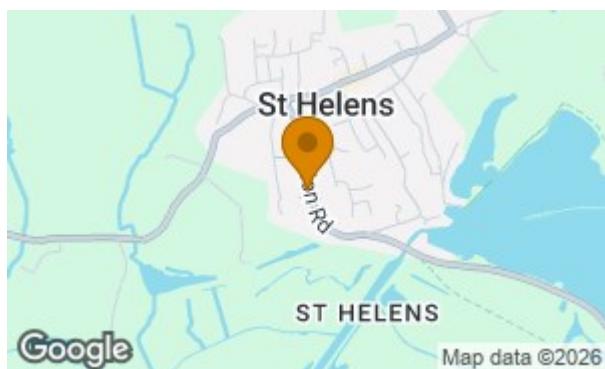
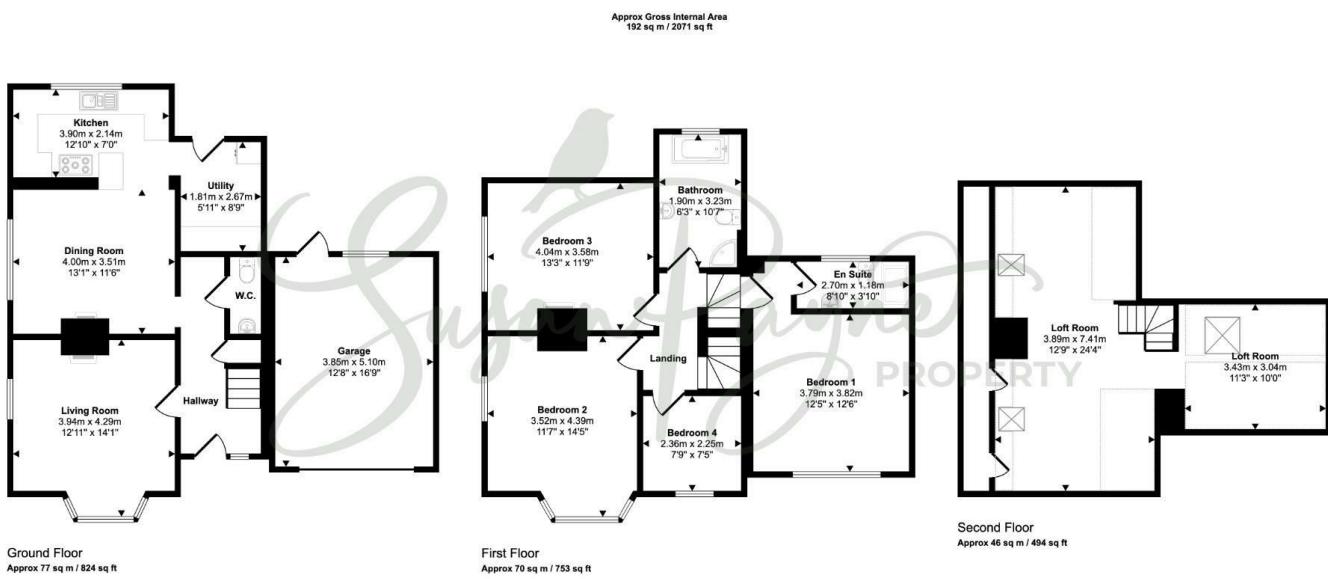
36 Station Road offers a rare opportunity to acquire a beautifully maintained and spacious family home in a highly desirable coastal village setting. With flexible accommodation, character features and excellent access to beaches, footpaths and amenities, this property is ideally suited to families and those seeking a relaxed coastal lifestyle. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold

Council Tax Band: E (approx. £2,977.68 pa – Isle of Wight Council 2025/2026)

Services: Mains water, gas, electricity, and drainage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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