

Sandown, Isle of Wight



- **Large Maisonette and High Street Shop**
- **Garage and Parking**
- **Central location for Sandown and the Esplanade**
- **Popular, family business for over 35 years**
- **Impressive level of space throughout**



About the property

A superb opportunity to purchase a large residential property with commercial High Street premises too. This central town centre position is perfect for local businesses whilst the accommodation above is spacious with a lovely outlook to the sea front.

Sandown is a town renowned for its golden, sandy beaches, lively seafront and busy summer season. The High Street offers an array of shops, eateries and localised amenities, whilst there is regular public transport services including the Island Line train system and the Southern Vectis bus service.

Currently a jewellers, a pillar of the Sandown High Street for the last 35 years. The current owners now wish to retire. The ground floor offers a shop with plenty of storage at the rear for stock, a workshop area and utility/kitchenette with WC.

The maisonette is well sized and split over three levels. The living spaces are sociable with a kitchen/diner and the a bay windowed lounge overlooking the English Channel. Further to this, there are three bedrooms complimented by a family bathroom. The outside space holds quite the surprise with a double garage and parking.

Council Tax Band A

Accommodation

LOWER GROUND FLOOR

Cellar 27'8 x 14'6

GROUND FLOOR

Shop space 27'8 x 14'6

Stairs

Office 16'8 x 15'4

Workshop 6'9 x 6'9

Utility/WC 8'4 x 6'3

FIRST FLOOR

Landing

Kitchen/Diner 24'1 x 9'6

Lounge 19'2 x 14'9 into bay

Bathroom 13'1 x 9'2

SECOND FLOOR

Landing

Bedroom 1 16'7 x 14'9

Bedroom 2 13'1 x 9'2

Bedroom 3 12'1 x 9'7

Loft - Mainly lagged

OUTSIDE

Rear Garden

Double Garage

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk

www.landregistry.gov.uk

www.gov.uk/green-deal-energy-saving-measures

www.homeoffice.gov.uk

www.ukradon.org

www.fensa.org.uk

www.nesltd.co.uk

<http://list.english-heritage.org.uk>

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Book a Viewing

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To arrange a viewing contact one of our team on

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