

## Brading, Sandown, Isle of Wight



- 3 Double Bedrooms
- Off road Parking
- Stunning countryside views
- Village location
- Modern Kitchen, Shower Room & En-suite Bathroom



## About the property

A wonderful level of space, stunning countryside views and well presented throughout. This characterful three bedroom home is superbly placed within the village of Brading, with great links to the towns of Ryde and Sandown too.

Touching distance of some wonderful walks, including the RSPB protected Brading Marshes, sandy beaches of Yaverland and Sandown and also plenty of cycle tracks. Brading is a village full of history and community, with plenty of local amenities from its well regarded primary school to local shops, pubs and eateries.

Parking to the front of the property, the building itself sits back off the road and this particular apartment is situated on the first floor. The communal area is a grand staircase, which is kept and maintained. Stepping inside, the property offers such a good level of space, once you are inside it feels more like a bungalow than an apartment.

Three double bedrooms, an en-suite to the master and a modern kitchen and family bathroom are just some of the features this property has to offer. Its spacious lounge/diner has fabulous views and offers a great area to socialise. Fortunately, the countryside views can be found from any angle and the bedrooms also offer a wonderful outlook.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Leasehold (Share of Freehold)

## Accommodation

### GROUND FLOOR

Communal Entrance Hall

Grand Staircase

### FIRST FLOOR

Entrance Hall

Bedroom 3 10'0 x 10'6

Shower room

Bedroom 2 14'3 x 10'4

Bedroom 1 14'3 x 11'2

En-suite Bathroom

Kitchen 11'6 x 10'0

Lounge/Diner 21'8 x 17'9 (L-Shaped)

### OUTSIDE

Parking to front

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			