

**Sandown, Isle of Wight**



- **Beautifully presented home**
- **Short stroll to the beach**
- **Driveway parking**
- **Low maintenance garden**
- **Sought after location**



## About the property

Wonderfully well presented and superbly maintained, this two bedroom house is situated in a sought after part of Sandown, walking distance to both the beach and the High Street. This property will allow you to move straight in and start living whilst enjoying the benefit of a sunny, well kept and low maintenance garden.

Within a short meander, you can find yourself amongst the shops of Sandown High Street, offering various amenities, shops and eateries. However, you can also find the sandy beaches of the bay within a few minutes too.

Off road parking in the form of a driveway to the front, the property occupies a very popular position and feels tucked back off the road. The internal space is very well presented, modern and well cared for by its current owners. There are two reception rooms with a handy downstairs WC too. The dining room is open to the kitchen which provides a social space to enjoy. The kitchen is well sized and offers plenty of cupboard space.

There are two bedrooms upstairs, complimented by a family bathroom, Both bedrooms of a decent size with fitted wardrobe space too.

Local Authority - Isle of Wight Council  
Council Tax Band B  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 13'1 x 10'3

Cloakroom/WC

Dining Room 15'9 x 9'2

Kitchen 14'1 x 7'0

### FIRST FLOOR

Landing

Bedroom 1 13'7 x 9'2 built in wardrobe

Bedroom 2 10'2 x 8'3 built in wardrobe

Family Bathroom

### OUTSIDE

Driveway Parking x 1

Fenced Courtyard Garden

## 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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## 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>                                   |  |         | 84        |
| (69-80) <b>C</b>                                   |  |         |           |
| (55-68) <b>D</b>                                   |  | 57      |           |
| (39-54) <b>E</b>                                   |  |         |           |
| (21-38) <b>F</b>                                   |  |         |           |
| (1-20) <b>G</b>                                    |  |         |           |
| <i>Not energy efficient - higher running costs</i> |  |         |           |