

## Sandown, Isle of Wight



- **Garage and drive**
- **3 Bedrooms**
- **Close to the town and beach**
- **End of terraced house**
- **Spacious garden**



## About the property

Set in a highly sought after location, this fantastic home lies within Sandown Bay and within a short distance of both the town centre and the golden sandy beaches.

Within a short stroll, you can be wandering the coastal path to Shanklin Chine, whilst in the other direction will have you strolling along the Culver Parade. With all your everyday amenities nearby, Tesco express, One leisure centre and local schools all within walking distance, this really is the ideal location.

Upon arrival, you're greeted by an en-bloc garage and a generous driveway with ample parking for multiple vehicles. Inside, the home has been tastefully refurbished, featuring a modern fitted kitchen with a dedicated dining area, perfect for family meals, and a separate lounge offering a cosy yet spacious retreat for relaxation. The property also boasts a good sized family bathroom, while the first floor is home to three well-proportioned, family-sized bedrooms, each offering comfort and plenty of natural light.

Externally, to the rear, you'll find an enclosed, expansive garden, providing ample space for families to enjoy outdoor activities. Whether it's for a summer BBQ or a budding footballer in training, this garden offers versatility for growing families.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Freehold (Garage Leasehold)

## Accommodation

### GROUND FLOOR

Entrance Hall  
Lounge 12'9 x 10'8  
Kitchen 12'9 x 10'8  
Dining Area 7'4 x 6'9

Utility  
Bathroom

### FIRST FLOOR

Stairs  
Bedroom 1 12'9 x 10'8  
Bedroom 2 12'9 x 10'8  
Bedroom 3 7'4 x 6'9

### OUTSIDE

Driveway  
Rear Garden  
Garage en-bloc

## 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>                                   |  |         | 83        |
| (69-80) <b>C</b>                                   |  |         |           |
| (55-68) <b>D</b>                                   |  | 65      |           |
| (39-54) <b>E</b>                                   |  |         |           |
| (21-38) <b>F</b>                                   |  |         |           |
| (1-20) <b>G</b>                                    |  |         |           |
| <i>Not energy efficient - higher running costs</i> |  |         |           |