

## Sandown, Isle of Wight



- **3 Bedroom Period Property**
- **Unique Home with Bags of Character**
- **Excellent Presentation**
- **Walking Distance of the Beach**
- **Chain Free**



## About the property

A charming, period property in the heart of sunny Sandown, this three bedroom home comes to the market chain free and in excellent condition. Within walking distance of the beach, town centre and everything you can possibly ask for when it comes to day to day amenities.

An attractive property from the kerb, the property doesn't disappoint inside either, the characterful exterior is matched with the entrance porch and hallway providing plenty of grandeur and period charm. The ground floor is bright and airy with well sized rooms including two large reception rooms. The kitchen is modern and well designed whilst providing further utility space and access to the courtyard garden.

The first floor offers three bedrooms suitably catered by a family bathroom. The property has been well looked after and much of the character features have been retained whilst ensuring the home is very much suited to the 21st century.

Those looking for great transport links will be pleased to know the cottage is a short stroll down to the Sandown Train Station which provides an excellent link through to Portsmouth and London.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge 14'9 x 11'9

Dining Room 14'9 x 11'8

Inner Hall

Kitchen 12'7 x 9'8

Utility/Wet Room 10'7 x 10'5

### FIRST FLOOR

Landing

Bedroom 1 15'0 x 10'7

Bedroom 2 13'2 x 9'9

Bedroom 3 9'9 x 4'6

Bathroom

### OUTSIDE

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

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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**

**triggio.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		