

## Lake, Sandown, Isle of Wight



- **1 Bedroom Self Contained Annexe**
- **4 Bedrooms**
- **Driveway & Garage**
- **Walking Distance of Sandown Beach**
- **Ideal Family Home**



## About the property

Spacious 4-Bedroom Detached Home with **ANNEXE** in a Prime Coastal Location

Situated within walking distance of Sandown Beach, Culver Downs, and Los Altos Park, this well-presented four-bedroom detached home offers generous living space, a private driveway, and a garage.

The property also benefits from a self-contained one-bedroom **ANNEXE**, ideal for extended family, guests, or rental opportunities.

Nestled in a highly desirable coastal area, the property offers easy access to a range of local amenities. Sandown Beach, with its golden sands and scenic views, is just a short stroll away. For nature lovers, Culver Downs and Los Altos Park provide beautiful green spaces to explore. The home is conveniently located near local schools (both primary and secondary) within walking distance, as well as a GP surgery and pharmacists for everyday essentials. Excellent transport links include the nearby Island Line railway, offering easy commuting to the mainland for both work and leisure. A major bus route is also easily accessible. The Heights Leisure centre is within a short stroll from the front door and provides an array of activities.

The main house is arranged over three levels and features a bright and spacious lounge, a modern kitchen/diner, four well-proportioned bedrooms, and a newly refurbished family bathroom. The **ANNEXE**, located on the ground floor at the rear, has its own private entrance and offers a comfortable lounge, fully fitted kitchen, double bedroom, and bathroom, providing complete independence from the main residence.

To the rear of the property, there is a large, mature garden filled with an array of shrubs, trees, and plants, offering a peaceful retreat. A raised patio area provides the perfect spot for outdoor dining and relaxation. The garden also includes a summerhouse with power and lighting, ideal for a home office, studio, or additional entertaining space.

To the front, a paved driveway offers off-road parking for two vehicles, complemented by an integral garage that also benefits from power and lighting.

This is a fantastic opportunity to acquire a versatile family home in a sought-after coastal setting, with the added advantage of a self-contained **ANNEXE** offering flexible living options.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Diner 20'10 x 11'1

Lounge 12'2 x 12'

### FIRST FLOOR

Landing

Bedroom 1 12'2 x 12'1

Bedroom 2 11' x 10'10

Bedroom 3 11' x 9'5

Bathroom

### ANNEXE

Lounge 11' x 10'11

Kitchen 11' x 9'4

Bedroom 11'11 x 11'8

### OUTSIDE

Driveway

Garage

Rear 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](http://triggio.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>		81
(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>		