

Sandown, Isle of Wight



- **4 Double Bedrooms**
- **Very Close to the Beach**
- **Family Bathroom and 2 En-Suites**
- **Conveniently Positioned**
- **Off Road Parking**



About the property

A modern, generously sized, and well-positioned home with stunning sea views, and just a short stroll from the beach. This fantastic property ticks all the boxes, providing everything you could want in a family home.

Within minutes, you can find yourself on the beach, exploring the high street shops, or taking advantage of the nearby public transport to access the best of what the island has to offer.

The property benefits from off-road parking at the front, along with side access leading to a well-maintained, private, and low-maintenance rear garden.

Inside, the home boasts spacious and well-proportioned living areas, including a stylish kitchen/diner, a large lounge, and an impressive top-floor roof terrace with breathtaking views over the English Channel and Culver Downs.

With four double bedrooms, two en-suites, a family bathroom, and a convenient downstairs W/C, this property is exceptionally well-equipped. The bright and airy accommodation, from the hallway to the living spaces and bedrooms, is both inviting and well-presented.

Whether you're searching for an energy-efficient, low-maintenance permanent residence, a secure second home, or a high-yield holiday let, this property offers the perfect solution.

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

Accommodation

GROUND FLOOR

Entrance Hall
Kitchen 15'2 x 11'5
Cloakroom W/C

FIRST FLOOR

Landing
Bedroom 1 18'4 x 11'5 max
En-suite Bathroom
Bedroom 2 13' x 11'4
En-suite Shower Room

SECOND FLOOR

Landing
Bedroom 13'3 x 11'4
Shower Room
Bedroom 4 14'8 x 11'4

LANDING

Roof Terrace

OUTSIDE

Off Road Parking
Side Access
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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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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) A | | |
| (81-91) B | | 88 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

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