

## Apse Heath, Sandown, Isle of Wight



- **Five Bedrooms Across Two Floors**
- **Spacious Lounge With Garden Views**
- **Kitchen Breakfast Room & Kitchen-Diner**
- **Ground Floor Shower Room & First Floor Family Bathroom**
- **Sunny, Well-Maintained Rear Garden**



## About the property

Spacious Five-Bedroom Home in Quiet Cul-de-Sac, Apse Heath – Isle of Wight

Tucked away in a peaceful cul-de-sac in the sought-after village of Apse Heath, this substantial five-bedroom home offers the perfect blend of countryside living and family-friendly space. Ideally located close to the beautiful Borthwood Copse and surrounding countryside walks, this property is ideal for those seeking tranquility with nature on the doorstep.

Set on a generous plot with ample parking for several vehicles, the home offers flexible accommodation across two floors. On the ground floor, you'll find a spacious lounge with views over the sunny, well-maintained rear garden—perfect for relaxing or entertaining. A separate kitchen breakfast room and kitchen diner provide plenty of space for family meals and gatherings.

Two well-proportioned bedrooms are also located on the ground floor, alongside a convenient shower room, offering flexible options for guests, elderly family members, or home office space. Upstairs, three further bedrooms are complemented by a modern family bathroom, making this home ideal for larger or multi-generational families.

The sunny rear garden is a true highlight—neatly landscaped and offering plenty of space for outdoor enjoyment throughout the year.

This impressive property combines peaceful village living with generous living space—ideal for growing families or those needing room to spread out.

Early viewing is highly recommended to appreciate the size, layout, and location of this fantastic family home.

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

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen/Diner 20'4 × 13'6  
Bedroom 1 16'2 × 11'  
Bedroom 4 9'8 × 7'9  
Shower Room  
Lounge 20' × 11'5

### FIRST FLOOR

Landing  
Bedroom 2 11'4 × 10'2  
Bedroom 3 10'3 × 8'9  
Bedroom 5 7'9 × 7'3  
Bathroom

### OUTSIDE

Off Road Parking  
Front Garden  
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](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**

**[triggiow.co.uk](http://triggiow.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	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		