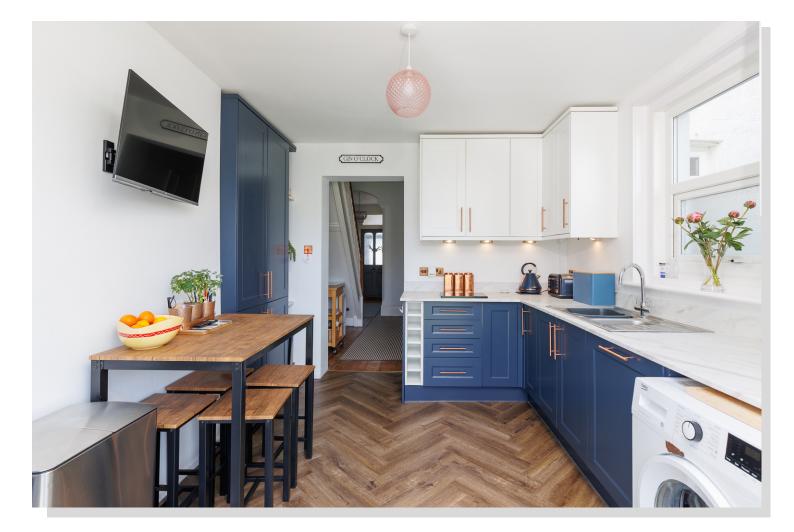


£265,000 Leasehold

# Sandown, Isle of Wight



- Spacious Family Home
- Walking distance of the Beach
- Superbly Presented
- Period Features Throughout
- Sunny Rear Garden







## About the property

Beautifully Presented Three-Bedroom Semi-Detached Home – Sandown, Isle of Wight

Located just a short walk from the beach, high street shops, cafes, and restaurants, this attractive bay-fronted, semidetached home offers the perfect blend of seaside living and modern comfort.

Internally, the property is presented to a high standard throughout and is in move-in condition. The spacious baywindowed lounge to the front provides a bright and welcoming space to relax, while a second reception room currently serves as a dining room – ideal for entertaining or family meals. To the rear, a stylish and recently upgraded kitchen/breakfast room offers ample space and functionality, with direct access to the sunny, low-maintenance rear garden – perfect for enjoying warm island afternoons.

Upstairs, the accommodation comprises three generously sized double bedrooms, all beautifully finished and complemented by a modern, well-appointed family bathroom.

This well-maintained home offers a fantastic opportunity for anyone seeking a coastal lifestyle, whether as a permanent residence or an ideal holiday retreat.

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

# **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

## CONTACT US

Ground Floor Trigg House Monks Brook St. Cross Business Park Newport Isle of Wight PO30 5WB

Tel: 01983 525710 Email: sales@triggiow.co.uk

### Accommodation

#### **GROUND FLOOR**

Entrance Porch

Hallway

Lounge 15'6 x 13'

Dining Room 12' x 10'10

Kitchen 11'9 x 9'5

#### FIRST FLOOR

Landing

Bedroom 3 11' x 9'

WC

Bedroom 2 12'1 x 10'8

Bedroom 1 15'7 x 10'7

Bathroom 9'3 x 6'5

OUTSIDE

Front Garden

Side Access

Rear Garden

# **Book a Viewing**

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

### triggiow.co.uk

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

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to rec heck the measurements bef ore committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buy ers should check the working condition of any applicances. We have not sough to verify the legal title of the property and the buyers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.