

## Brading, Sandown, Isle of Wight



- **3 Double Bedrooms**
- **En-suite Shower Room**
- **Driveway and Garage**
- **Village Location**
- **Chain Free**



## About the property

3-Bedroom Detached Home with Garage & Private Garden – Brading, Isle of Wight

Situated in a peaceful yet convenient location in the sought-after village of Brading, this well-presented detached house offers spacious accommodation, excellent transport links, and plenty of future potential.

The property benefits from driveway parking for at least two vehicles, along with a garage that could be converted into additional living space (subject to the necessary planning permissions and building regulations).

Inside, the ground floor features a welcoming entrance hall, a generously sized lounge diner with space for both relaxation and entertaining, a well-proportioned kitchen, and a downstairs WC.

Upstairs, there are three double bedrooms, with the master boasting its own en-suite shower room. A separate family bathroom completes the first-floor accommodation.

Externally, the property enjoys a good-sized, private rear garden—ideal for families, keen gardeners, or those who simply want a quiet outdoor space.

Nature enthusiasts will appreciate the nearby walks around Brading Marshes, an RSPB reserve, as well as access to Brading Downs. For commuters and those exploring further afield, the train station offers a direct link to Ryde, where regular ferries provide easy access to Portsmouth and beyond. A main bus route is also just a short walk away.

This versatile home combines comfort, convenience, and scope for enhancement, making it an excellent opportunity for families or anyone looking to enjoy village living with strong connections across the island and to the mainland.

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

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen 10'11 x 8'6  
WC  
Lounge/Diner 18'2 x 12'4

### FIRST FLOOR

Landing  
Bedroom 1 12'2 x 11'11  
En-Suite Shower Room  
Bedroom 2 14'1 x 8'10

Bedroom 3 12'5 x 8'8

Bathroom

### OUTSIDE

Garage  
Driveway  
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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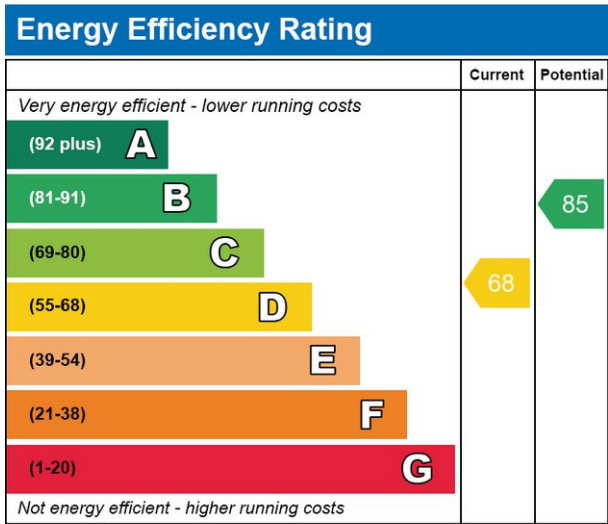
## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**triggiov.co.uk**



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