



Trigghomes.

**£249,950 Freehold**

## Sandown, Isle of Wight



- **Beautifully Presented Three Bedroom Modern Home**
- **Remainder of New Build Warranty**
- **Stylish Low-Maintenance Living**
- **Excellent Curb Appeal**
- **Attractive Bay Fronted Façade**



Call 01983-525710 to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



## About the property

Situated in the ever-popular seaside town of Sandown on the stunning Isle of Wight, this beautifully presented three-bedroom modern semi-detached home offers the perfect blend of contemporary living and coastal convenience.

Just a short stroll from the sandy beach and the bustling high street, with its array of shops, cafés and restaurants, the property enjoys an enviable position ideal for those seeking a relaxed lifestyle close to local amenities.

Built in recent years and benefiting from the remainder of its new build warranty, the home provides peace of mind alongside stylish, low-maintenance living. Boasting excellent curb appeal, the attractive bay-fronted façade creates a welcoming first impression.

Internally, the property is bright and spacious throughout. A generous lounge offers the perfect space to relax and unwind, while the impressive kitchen diner spans the rear of the home, providing an ideal setting for both everyday living and entertaining. French doors open directly onto the rear garden — a thoughtfully designed, low-maintenance space that acts as a wonderful sun trap during the warmer months.

The ground floor further benefits from a spacious and light-filled hallway along with a convenient downstairs cloakroom.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, all presented in excellent condition and ready for immediate occupation.

This superb home would suit a range of buyers, from families and professionals to those seeking a lock-up-and-leave coastal retreat. Offering modern comforts, minimal upkeep and a highly convenient location, this is a fantastic opportunity to secure a stylish home by the sea.

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

## 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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## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom WC

Kitchen-Diner 13'9 x 11'4

Lounge 12'10 x 13'9

### FIRST FLOOR

Landing

Bedroom 1 13' x 13'8

Bedroom 2 8'10 x 13'5

Bedroom 3 7'4 x 6'10

### 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 of our team on

**01983 525710**

[triggio.co.uk](http://triggio.co.uk)

### Energy Efficiency Rating

