

## Apse Heath, Sandown, Isle of Wight



- **3 Bedroom Family Home**
- **Garage and Driveway for Two**
- **Super Rear Garden**
- **Upgraded Kitchen and Shower Room**
- **Quiet Position, Close to Countryside Walks**



## About the property

Tucked away within a quiet cul-de-sac in the sought-after Winford area on the outskirts of Sandown, this well-presented three-bedroom semi-detached home offers an ideal setting for families and those who enjoy an active, outdoor lifestyle.

The property is perfectly positioned to take advantage of nearby countryside walks, including Borthwood Copse, as well as popular cycle routes such as the Sunshine Trail, which winds its way through scenic countryside and down to the coast, extending towards Newport.

Externally, the home benefits from driveway parking for at least two vehicles, along with a separate garage. The garage is currently divided to provide both a workshop and storage area, with a useful utility space to the rear, but could easily be reinstated to a full garage if desired.

Inside, the property has been thoughtfully updated in recent years, including improvements to flooring and décor. The modern kitchen is bright and stylish, featuring recent upgrades that create a welcoming and practical space. To the rear, a spacious lounge/diner enjoys plenty of natural light and opens directly onto the garden via sliding doors—perfect for entertaining or family living.

The rear garden is a standout feature: flat, generous in size, and ideal for children or outdoor gatherings. It also enjoys a good degree of privacy and sunshine, and includes a large shed providing excellent additional storage.

Upstairs, there are three well-proportioned bedrooms and a contemporary family shower room, while a convenient downstairs WC adds to the home's practicality.

Combining a peaceful location with easy access to nature and local amenities, this attractive home is likely to appeal to families, first-time buyers, and anyone seeking a balance between comfort and the outdoors.

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

## Accommodation

### GROUND FLOOR

Entrance Porch

Kitchen 7'9 × 9'7

Lounge/Diner 13'5 × 20'4

WC

### FIRST FLOOR

Landing

Bedroom 1 10'3" × 11'3

Bedroom 2 10'3" × 8'8

Bedroom 3 9'4 × 6'11

Shower Room

### OUTSIDE

Front Garden

Driveway

Garage 18'0" × 8'3

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](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		