

## Sandown, Isle of Wight



- Chain Free
- Three-Bedroom Semi-Detached Home
- Off-Road Parking
- Ground Floor Shower Room & Two Reception Rooms
- Short Walk to Train Station, Park, and Beaches



## About the property

A charming three-bedroom semi-detached home, offered chain free, making it an ideal and straightforward purchase for families, first-time buyers, or investors alike.

To the front of the property, there is convenient off-road parking for one car. Inside, the ground floor offers a comfortable and homely layout, comprising a cosy living room, a separate dining room perfect for family meals or entertaining, a practical kitchen, and a ground floor shower room for added convenience. To the rear, there is also a useful brick-built shed, providing excellent storage space.

Upstairs, the property features three good-sized bedrooms, offering flexibility for growing families, guests, or even a home office.

The location is a real highlight. Lake train station is just a short 4–5 minute walk away, ideal for commuters, while Los Altos Park is only a minute from the doorstep – perfect for enjoying the outdoors. The property is also within easy reach of the nearby cliff path and local beaches, making it a great choice for those who enjoy coastal walks and seaside living.

This is a lovely home in a welcoming local area, offering both comfort and convenience, and ready for its next owners to move straight in and make it their own.

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

## Accommodation

### GROUND FLOOR

Entrance

Lounge 13' x 11'2

Dining Room 13' x 11'2

Kitchen 9'7 x 8'5

Shower Room

### FIRST FLOOR

Landing

Bedroom 1 13' x 11'2

Bedroom 2 9'3 x 11'2

Bedroom 3 8'10 x 9'7

### OUTSIDE

Garden

Parking

## 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		