

## Broadway, Sandown, Isle of Wight



- 2 Bedrooms Plus Annexe Bedroom
- Stone Built Cottage With Charm
- Convenient Location
- Courtyard Garden
- Period Features Throughout



## About the property

Tucked away in a convenient and well-connected position, this charming two-bedroom stone-built cottage in Sandown offers a delightful blend of character, practicality, and versatility.

From the outset, the property impresses with its attractive kerb appeal, showcasing period charm and a warm, welcoming feel. Ideally located within easy walking distance of Sandown railway station, the home benefits from excellent transport links, with direct routes through to Shanklin, Ryde, and onward connections to the mainland via Portsmouth.

Internally, the cottage continues to impress. The ground floor features a sociable open-plan layout, combining a cosy lounge and dining area that flows seamlessly into the kitchen, creating a light and functional living space perfect for both relaxing and entertaining. The property also benefits from a good level of built-in storage, enhancing its practicality.

Upstairs, there are two well-proportioned bedrooms along with a modern shower room, all presented in keeping with the home's characterful style.

Back downstairs, leading off from the kitchen, through a pair of fully opening Georgian style patio doors, there is a natural flow through to the external space and the low maintenance courtyard garden - an ideal spot for outdoor dining or enjoying the warmer months. Beyond this lies a real hidden gem: a separate studio/bedroom complete with its own en-suite shower room. This highly versatile space could serve as a home office, guest accommodation, small annex, or creative studio, adding significant appeal and flexibility.

Situated within easy reach of Sandown town centre and the Esplanade, the property is perfectly placed to enjoy local amenities, beaches, and coastal walks.

A truly charming home offering both character and convenience, this property would make an ideal first-time purchase, a lock-up-and-leave second home, or an investment opportunity.

Local Authority - Isle of Wight Council  
Council Tax Band - A  
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 Porch

Lounge 13'2 x 11'8

Kitchen 13' x 6'6

### FIRST FLOOR

Landing

Bedroom 2 10'6 max x 6'

Bedroom 1 11'3'4 x 9' max

Shower Room

### ANNEXE

Bed/Studio 11'8 x 6'3

Wet Room

### OUTSIDE

Walled Front Garden

Rear Courtyard 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**

**[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>		72
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		