

## Sandown, Isle of Wight



- **5/6 Bedroom Town house**
- **Beautifully presented**
- **Gated parking**
- **Two reception rooms**
- **Walking distance of the beach**



## About the property

A beautiful, charming, three storey town house offered for sale in excellent condition throughout and 'chain free'. Located just a short distance from Sandown's High Street and golden, sandy beach, this home is the ideal property for those of you looking for a new life beside the seaside.

Internally, the spacious accommodation comprises five/six bedrooms, en-suite shower room to ground floor bedroom/study plus a bathroom & additional WC, a 13ft lounge, 14ft kitchen and a sun lounge. There is space aplenty on offer here! Outside, there is a low maintenance courtyard garden to the rear, also with gated off road parking.

The current owners have done much to the house recently and the new owners will benefit from a home that is ready to move straight into. The most stressful thing you'll have to do upon moving in is decide where to put your furniture and television. Available 'chain free'.

Council Tax Band D

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 13'10 x 11'7

Bedroom/Study 14' Max x 9'2 Max. En-suite-Shower Room

Kitchen 14'7 x 10'3

Sun Lounge 10'3 x 10'

### FIRST FLOOR

Landing

Bathroom

Separate WC

Bedroom 1 15'7 x 13'10

Bedroom 2 13'10 x 9'3

### SECOND FLOOR

Landing

Bedroom 3 13'10 x 10'2

Bedroom 4 13'10 x 9'3

Bedroom 5 10'2 5'1

### OUTSIDE

Gated Off Road Parking

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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## 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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		