



44 Broadway, Sandown, Isle of Wight, PO36 9BZ



Useful Information

Book a Viewing

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.

There is no substitute to seeing the real thing!
To arrange a viewing contact one of our team on

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org
- www.nesltd.co.uk
- http://list.english-heritage.org.uk

01983 525710

triggiow.co.uk

CONTACT US

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

Tel: 01983 525710
Email: sales@triggiow.co.uk

- 2 bedrooms
- 3 reception rooms
- Private garden and garage
- Quirky period home
- Close to the town and beach



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Call 01983-525710 to view this home, or visit www.triggiow.co.uk for more details.



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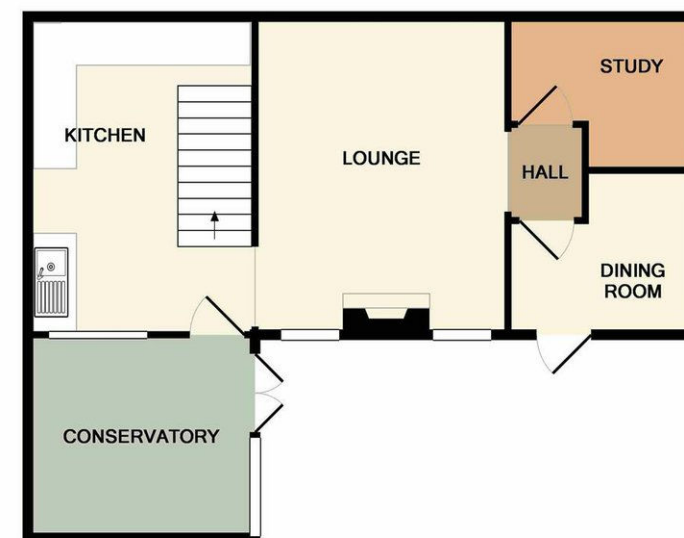
This charming, quirky and surprisingly spacious detached cottage is tucked away in the quietest of settings, yet is just the shortest of walks away from Sandown's high street, pier, esplanade and the beautiful, golden, sandy beach.

This will be a fantastic place to live during the summer months when Sandown really comes to life! Inside, the cottage comprises two bedrooms and a bathroom on the first floor, whilst the ground floor houses the 15ft kitchen, 14ft lounge, the dining room and study room.

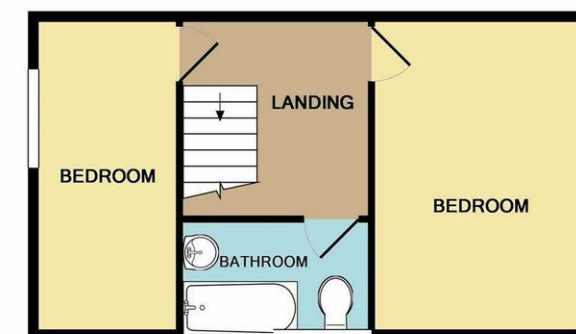
Outside, there is a private garden to sit out in and enjoy the sunshine, as well as having a garage that provides excellent additional storage on the upper mezzanine floor, whilst also being a safe place to leave the car.

It's almost beachside location will make the property a brilliant 'lock up and leave' holiday home as well as being a great first home.

Council tax band B



GROUND FLOOR



1ST FLOOR



Accommodation

Ground floor

Conservatory: 10'8 x 9'7

Kitchen: 14'6 x 9'7

Lounge: 14'6 x 11'7

Dining Room: 8'9 x 7'9

Study: 8'9 x 7'0

First floor

Landing

Bed 1: 14'6 x 8'7

Bed 2: 9'4 x 6'6

Bathroom

Garage

Garden