

Sandown, Isle of Wight



- **2 Bedrooms**
- **3 Reception rooms**
- **Private garden and garage**
- **Quirky period home**
- **Close to the town and beach**



About the property

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.

Local Authority - Isle of Wight Council
Council tax band B
Tenure - Freehold

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
Bedroom 1 14'6 x 8'7
Bedroom 2 9'4 x 6'6
Bathroom
Garage
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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
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@triggio.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

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		18	
<i>Not energy efficient - higher running costs</i>			