

Sandown, Isle of Wight



- **Ground Floor**
- **2 Bedrooms**
- **Walking distance of Town**
- **Private Garden**
- **Parking**



About the property

A beautifully well presented ground floor apartment in the heart of Sandown. This well sized, 2 bedroom property comes to the market in excellent condition and in a convenient location, whilst offering both a private garden and off road parking for you and your visitors.

Located on Avenue Road, this apartment is in a fantastic location and offers easy access to the golden sandy beaches and vibrant seaside towns of Sandown, Lake, and Shanklin. You'll never tire of the stunning coastal views that this area has to offer or the enjoyment of relaxing in the sun on the beach on a lazy summer's afternoon. Practical too, there is a wealth of amenities and public transport links nearby.

The apartment itself offers spacious, bright, and light filled accommodation that is very well proportioned throughout. You enter the apartment through a wide welcoming entrance hall that provides access to all rooms in the apartment, two generously sized bedrooms, a family bathroom, kitchen and a reception room. The reception room is filled with light not only from a large bay window but also from double glazed French doors. These doors open out onto the private garden. The private garden itself is a notable highlight, a rare gem for this type of property

A great property in a great location that is well worth viewing, this is ideal for first-time buyers, holiday home seekers, and down-sizers alike!

Local Authority - Isle of Wight Council
Council Tax Band - B
Tenure - Leasehold (974 years remaining)

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner 19'4 x 10'8

Kitchen 9'8 x 8'8

Bedroom 1 13'6 x 8'4

Bedroom 2 13'1 x 7'4

Bathroom

OUTSIDE

Private Garden

Off Road 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
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@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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C	73	78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			