

## Sandown, Isle of Wight



- **3 Bedrooms**
- **Conservatory**
- **Generous rear garden**
- **Off road parking**
- **Chain Free**



## About the property

This large family home is within walking distance of the coastal path linking the beach towns of Shanklin and Sandown. You will not tire of the stunning sea and coastal views on offer from the cliff path. The property also sits close to the Lake High Street, with its handy Tesco Express among other localised amenities. Further to this, the Heights leisure Centre is close by as is the cycle track linking all the way to Newport if you so wish.

Internally, the well-maintained accommodation flows throughout the ground floor and comprises a porch leading to an entrance hall and then on to an open plan kitchen/diner. The ground floor also offers a large lounge and conservatory. Upstairs, you'll find three double bedrooms supported by a family shower room and separate w/c.

Outside includes a south-facing garden with mature shrubs and trees. It would be a perfect spot for enjoying sunny days with ample space for growing plants or vegetables. To the front of the property is off-road parking, providing convenience and peace of mind knowing there's always a place for your car when you return home. This property has a lot to offer both inside and out!

Local Authority - Isle of Wight Council  
Council Tax Band C  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge 18'2 x 10'1

Kitchen/diner 18'2 x 15'5 L-Shape

Conservatory 16'3 x 10'0

### FIRST FLOOR

Landing

Bedroom 1 11'5 x 10'0 built in wardrobes

Bedroom 2 10'8 x 10'0

Bedroom 3 8'9 x 7'8

Shower room

Separate W/C

### OUTSIDE

Front Courtyard Garden

Driveway 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@triggio.co.uk](mailto: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](http://triggio.co.uk)**

