

## Sandown, Isle of Wight



- **4 Double Bedrooms**
- **Beautifully presented**
- **Family bathroom and 2 en-suites**
- **Conveniently positioned**
- **Off road parking for 2**



## About the property

A modern, superbly sized, well positioned and chain free home with wonderful sea views, within walking distance of the beach. This cracking home is the ultimate box ticker, offering everything you could ever need from a family home.

Within minutes, you can be on the beach, amongst the high street shops or making use of the public transport close by to access everything else the island has to offer.

With off road parking to the front for 2 cars, the property also offers side access and a well maintained rear garden, which is both private and low maintenance.

Internally, the property offers plenty of space. There are well sized living spaces, including a kitchen/diner, large lounge and a stunning roof terrace on the top floor too which overlooks the English Channel and Culver Downs.

Four double bedrooms with two en-suites, a family bathroom plus a handy downstairs W/C, it's fair to say this property comes well equipped! The bedrooms, hallway and living spaces are all bright, light and airy, offering well-presented accommodation.

Whether you are looking for a low maintenance and energy efficient permanent home or the ideal lock up and leave for a second home, this is the perfect choice – it could even be utilised as a holiday let, making a super return.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 15'2 x 11'5

### FIRST FLOOR

Landing

Bedroom 1 18'4 x 11'5 max

En-suite Shower Room

Bedroom 2 13' x 11'4

En-suite Shower Room

### SECOND FLOOR

Landing

Bedroom 13'3 x 11'4

Shower Room

Bedroom 4 14'8 x 11'4

### LANDING

Roof Terrace

### OUTSIDE

Off Road Parking

Side Access

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)**

