

## Lake, Sandown, Isle of Wight



- 3 Double bedrooms
- 2 Reception rooms
- Kitchen/diner
- Off road parking
- Walking distance to Sandown beach



## About the property

Set in a highly sought after location, this fantastic home lies within the Sandown Bay area and within a short distance of both the town centre and the golden sandy beaches.

Within a short stroll, you can be wandering the coastal path to Shanklin Chine, whilst in the other direction will have you strolling along the Culver Parade. With all you everyday amenities nearby, Tesco express, One leisure centre and local schools all within walking distance this really is the ideal location.

Internally, there's space aplenty with two spacious reception rooms and a bright, airy modern kitchen/diner which flows out to the garden area.

The first floor comprises of three double bedrooms, meaning there's no fighting over who gets the largest room! and there's a family bathroom.

Arriving at the home, your met with off road parking and a maintenance free front and rear garden space.

Council Tax Band C

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 16'2 x 11'9 into bay

Dining room 12'0 x 12'0

Kitchen/breakfast room 14'8 x 10'4

### FIRST FLOOR

Landing

Bedroom 1 16'2 x 11'9 into bay

Bedroom 2 12'0 x 12'0

Bedroom 3 11'4 x 10'3

Bathroom

### OUTSIDE

Off Road Parking

Walled Maintenance Free Front Garden

Side Access

Maintenance Free 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)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			