

## Sandown, Isle of Wight



- **Spacious Family Home**
- **Walking distance of the Beach**
- **Superbly Presented**
- **Period Features Throughout**
- **Sunny Rear Garden**



## About the property

Beautifully Presented Three-Bedroom Semi-Detached Home – Sandown, Isle of Wight

Located just a short walk from the beach, high street shops, cafes, and restaurants, this attractive bay-fronted, semi-detached home offers the perfect blend of seaside living and modern comfort.

Internally, the property is presented to a high standard throughout and is in move-in condition. The spacious bay-windowed lounge to the front provides a bright and welcoming space to relax, while a second reception room currently serves as a dining room – ideal for entertaining or family meals. To the rear, a stylish and recently upgraded kitchen/breakfast room offers ample space and functionality, with direct access to the sunny, low-maintenance rear garden – perfect for enjoying warm island afternoons.

Upstairs, the accommodation comprises three generously sized double bedrooms, all beautifully finished and complemented by a modern, well-appointed family bathroom.

This well-maintained home offers a fantastic opportunity for anyone seeking a coastal lifestyle, whether as a permanent residence or an ideal holiday retreat.

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

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge 15'6 x 13'

Dining Room 12' x 10'10

Kitchen 11'9 x 9'5

### FIRST FLOOR

Landing

Bedroom 3 11' x 9'

WC

Bedroom 2 12'1 x 10'8

Bedroom 1 15'7 x 10'7

Bathroom 9'3 x 6'5

### OUTSIDE

Front Garden

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

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## 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)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			