

## Sandown, Isle of Wight



- **3 Bedroom Ground Floor Maisonette**
- **Low Maintenance, Private Rear Garden**
- **Spacious Rooms and High Ceilings**
- **Walking Distance to the Beach**
- **Perfect First Purchase or Downsizing Option**



## About the property

Situated in the heart of Sandown, this delightful ground-floor maisonette offers the perfect combination of coastal living and urban convenience. Just a short walk to the beach, high street shops, and the train station, this property is ideally located for those seeking a relaxed yet connected lifestyle.

Inside, the maisonette boasts three well-proportioned bedrooms, providing ample space for family, guests, or a home office. The spacious lounge, featuring a characterful fireplace, offers a warm and inviting space for relaxation, while the generously sized kitchen provides plenty of room for cooking and entertaining.

One of the stand out features of this property is the well sized private garden, perfect for outdoor dining, gardening enthusiasts, or simply unwinding in your own low maintenance space.

With its attractive exterior and versatile layout, this maisonette is well-suited to first-time buyers, second-home owners looking for a seaside escape, or those looking to downsize without compromising on space or location.

Don't miss the opportunity to make this charming home your own – arrange a viewing today!

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 18'8 x 14'

Kitchen 10'1 x 9'

Utility Room 8'1 x 7'7

Bedroom 1 13'10 x 9'10

Bedroom 2 16'1 x 13'

Bedroom 3 12' x 11'2

Bathroom

Cloakroom WC

### OUTSIDE

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**

**[triggio.co.uk](http://triggio.co.uk)**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		