

shanklin@wright-iw.co.uk

wright
estate agency



- First Floor Flat
- Allocated Parking
- Share of Freehold

- Private Balcony with Sea Views
- Modern Shower Room
- Short Walk to the Cliff Path & Seafront

- Double Bedroom
- Open-Plan Lounge/Kitchen Area
- CHAIN FREE

Flat 4, Osborne Villa 10 Broadway, Sandown, PO36 9EB

£125,000

Located in the popular seaside town of Sandown, this delightful first floor flat offers a perfect blend of comfort and convenience. With a spacious lounge/kitchen area, this property provides an inviting space for relaxation and entertaining. The double bedroom ensures a peaceful retreat, while the modern shower room adds to the overall appeal of the home.

One of the standout features of this flat is the private balcony, which presents an ideal spot to enjoy your morning coffee or unwind in the evening with a good book. The outdoor space enhances the living experience, allowing you to bask in the fresh air and take in the views of Culver Down and the sea.

Additionally, the property includes parking for 1 vehicle, a valuable asset in this desirable location. Sandown is known for its beautiful beaches and vibrant community, making it an excellent choice for those seeking a tranquil yet engaging lifestyle.

This flat is perfect for first time buyers, couples, or anyone looking to downsize without compromising on quality. With its appealing features and prime location, this property is not to be missed. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE flat has to offer!



Accommodation

Communal Entrance

First Floor Landing

Open-Plan Lounge/Kitchen Area

18'2 x 12'1 (5.54m x 3.68m)

Balcony

Bedroom

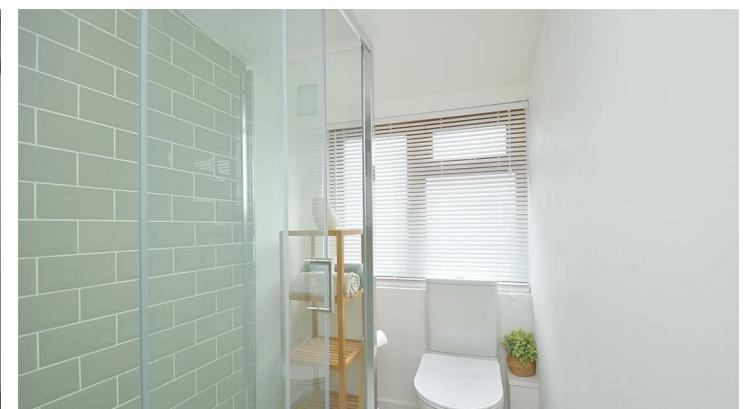
12' x 11'8 (3.66m x 3.56m)

Shower Room

12'3 x 4'5 max (3.73m x 1.35m max)

Parking

There is an allocated parking space in the car park to the side of the building.



Services

Unconfirmed: electric, telephone, mains water and drainage.

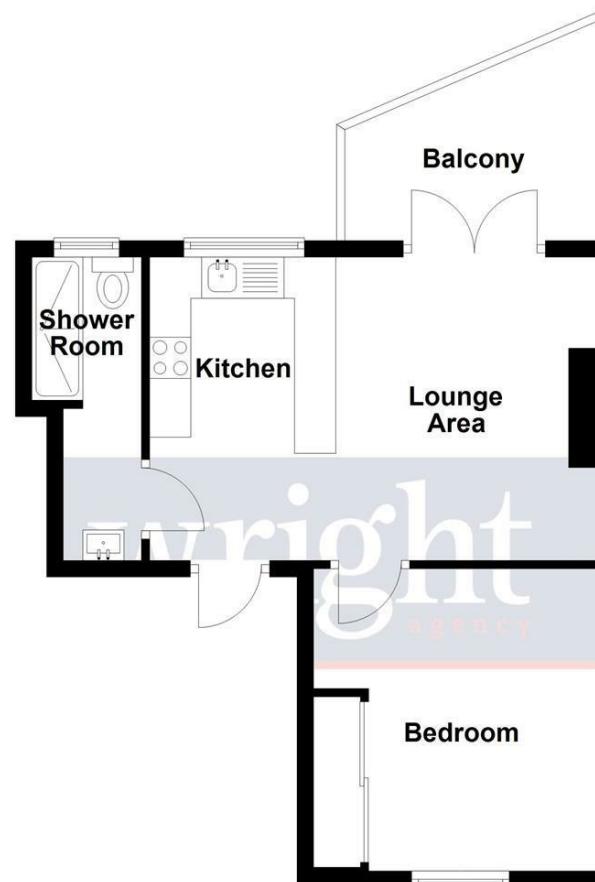
Council Tax

Council Tax Band A - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
 Phone: 01983 866822
 Email: shanklin@wright-iw.co.uk

Viewing:	Date	Time
-----------------	------------	------------