

shanklin@wright-iw.co.uk

wright
estate agency



- First Floor Flat
- GCH & Double Glazing
- Close to Town & Beach

- 1 Double Bedroom
- Separate Kitchen
- Ideal FTB or Retirement Home

- CHAIN FREE
- Private Entrance
- Viewings Welcome

3a Cross Street, Sandown, PO36 8BJ

£79,950

This spacious first floor flat forms part of a converted building, conveniently located within easy walking distance of the town centre and seafront with miles of sandy beaches and coastal paths to explore.

The well-proportioned accommodation comprises a lounge/diner, separate kitchen, double bedroom, and bathroom. Additionally, the property benefits from a private entrance accessed via an external staircase.

The convenient location and spacious accommodation makes this an ideal first time buyer, retirement home or weekend bolthole for anyone looking to enjoy life by the sea in one of the Island's popular coastal towns. A viewing is recommended to appreciate everything this CHAIN FREE flat has to offer!



Accommodation

Private Entrance

First Floor Landing

Lounge

12'6 x 11' (3.81m x 3.35m)

Kitchen

11' max x 8'10 max (3.35m max x 2.69m max)

Bedroom

14'3 x 8'10 (4.34m x 2.69m)

Bathroom

9' x 5'4 (2.74m x 1.63m)

Outside

The property is accessed via an external stairs case. There is on street parking.



Services

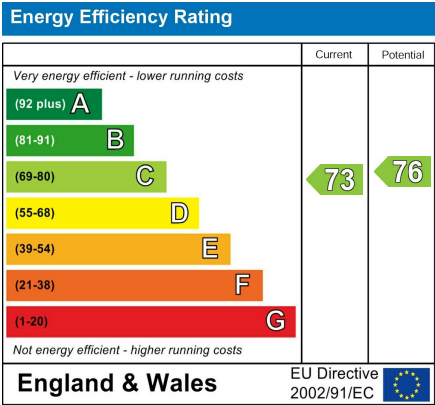
Unconfirmed: electric, telephone, mains water and drainage.

Council Tax

Band A - Please contact The Isle of Wight Council.

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.



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.





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PROTECTED



Viewing: Date Time