shanklin@wright-iw.co.uk

wright
estate agency

- Detached Bungalow
- Lovely Lawned Garden
- Close to Local Amenities
- 3 Bedrooms
- Driveway & Garage
- Double Glazing
- CHAIN FREE
- Conservatory
- Viewings Welcome

1 Sandham Close, Sandown, PO36 9DS

£290,000

This fantastic detached bungalow is located in the popular seaside town of Sandown. The town centre, beach and local train station with direct ferry links to the mainland are all within easy reach. A local convenience store and bridlepath with miles of countryside walks to explore are both just a short walk away.

The very well-presented accommodation comprises 3 bedrooms, lounge/diner, separate kitchen, conservatory and shower room. Additionally, the property benefits from a driveway providing off road parking for 2 cars, an attached garage, and a lovely enclosed rear garden, which enjoys a good degree of privacy and seclusion.

The convenient location and level accommodation makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular coastal towns. A viewing is recommended to appreciate everything this fantastic CHAIN FREE bungalow has to offer.

Accommodation

Porch

Entrance Hall

Lounge/Diner
20'7 x 11'11 (6.27m x 3.63m)

Kitchen
14' x 8'2 (4.27m x 2.49m)

Bedroom 1
13'6 max x 9'6 (4.11m max x 2.90m)

Bedroom 2
8'11 x 8'10 (2.72m x 2.69m)

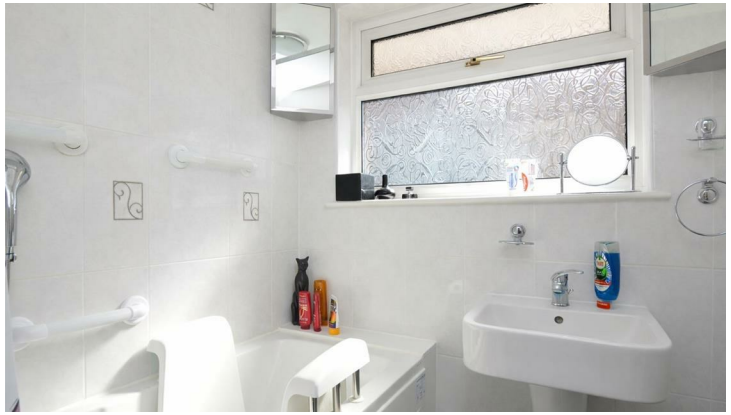
Bedroom 3
8'11' x 8' (2.72m' x 2.44m)

Conservatory
23'3 x 9' (7.09m x 2.74m)

Bathroom
5'5 x 5'5 (1.65m x 1.65m)

Separate W.C

Outside
To the front of the property the garden is gravelled for ease of maintenance. The driveway provides off road parking and access to the garage (15'6 x 9'3). Gated side access leads to the lovely rear garden which is laid mainly to lawn with a patio area.

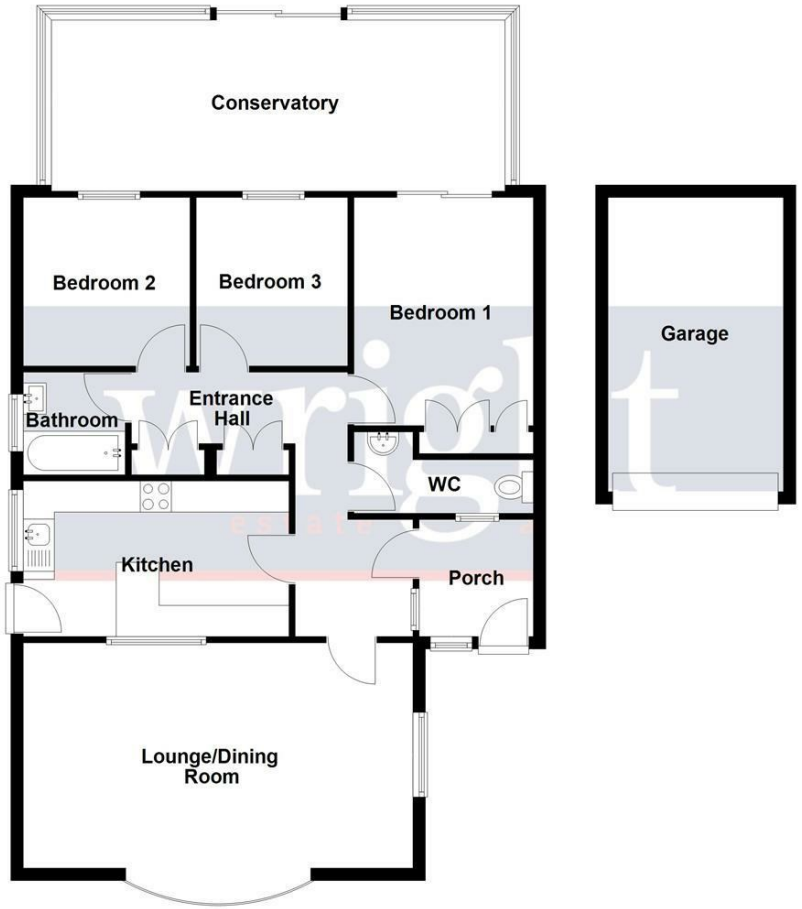


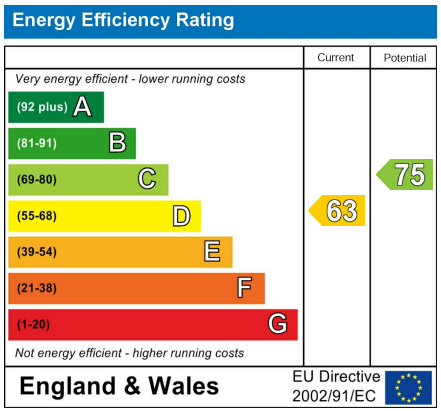
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
Council Tax Band C - 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.

Ground Floor





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

naea | propertymark PROTECTED
The Property Ombudsman

Viewing: Date ..... Time .....