



- Spacious First Floor Apartment
- Large Separate Kitchen
- Gas Central Heating & UPVC Double Glazing

- 2 Double Bedrooms
- Communal Gardens
- Viewings Welcome

- Lounge with SEA VIEWS
- Short Walk to Town & Seafront
- Close to Local Transport Links

Flat 3 Sandon Court Beachfield Road, Sandown, PO36 8LU

**£155,000**

This spacious first floor apartment forms part of a purpose built block, located within easy walking distance of the Sandown town centre, the seafront with miles of sandy beaches and coastal paths to explore, and the local train station with direct ferry connections to the mainland.

The well-presented accommodation comprises a good-sized lounge with lovely views of the sea and Culver Down, a separate kitchen/diner, 2 double bedrooms and a modern bathroom. Additionally, the apartment benefits from access to a communal garden located at the rear of the building with a drying area.

The very convenient location and spacious accommodation makes this an ideal home for anyone looking for easy access to the many amenities on offer in Sandown. A viewing is recommended to fully appreciate everything this fantastic first floor apartment has to offer!



# Accommodation

**Communal Entrance**

**First Floor Landing**

**Entrance Hallway**

**Lounge**

14'4 x 11'8 (4.37m x 3.56m)

**Kitchen/Diner**

12'6 x 11'1 (3.81m x 3.38m)

**Bedroom 1**

13'2 x 11'8 (4.01m x 3.56m)

**Bedroom 2**

11'1 x 9'8 (3.38m x 2.95m)

**Bathroom**

8'11 x 7'8 (2.72m x 2.34m)

**Outside**

To the front of the block the communal area is paved for ease of maintenance. The rear communal garden is also paved with a drying area.

**Lease Information**

Lease Length: 944 years remaining (share of freehold).

Service Charge: £80 a month.

**\*\* No Ground Rent \*\***

Pets are allowed with permission of the managing agent.

No letting of any type is permitted.



## Services

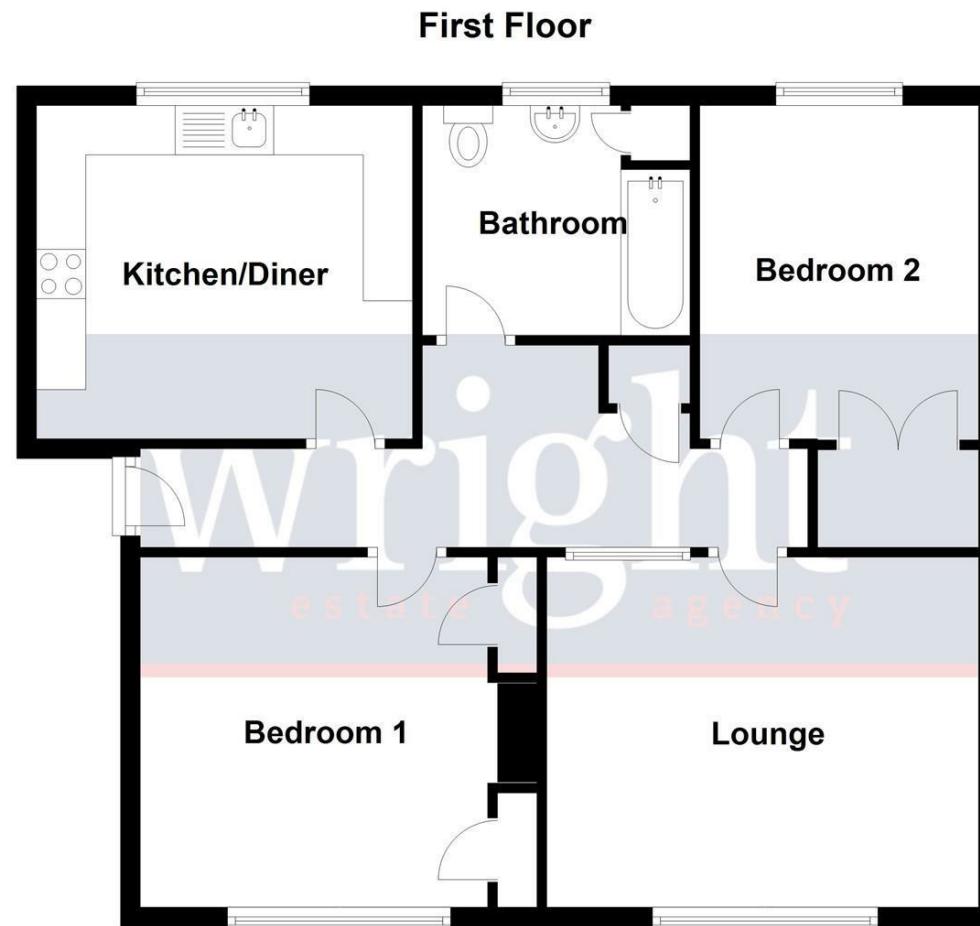
Unconfirmed: gas, electric, telephone, mains water and drainage.

## Council Tax

Band B - 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.



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