



- Auction Guide Price – £145,000 - £155,000 Plus fees
- Off Road Parking
- Short Walk to Beach

- 2 Large Bedrooms
- Good Sized Rear Garden
- Semi-Detached House

- Lounge & Separate Kitchen/Diner
- CHAIN FREE
- Views Towards Culver Down

44 Fort Street, Sandown, PO36 8AU

**£145,000**

44 FORT STREET, SANDOWN, ISLE OF WIGHT, PO36 8AU  
Auction Guide Price – £145,000 - £155,000 Plus fees

The property is to be offered online by Clive Emson Auctioneers on 17 June 2026  
To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)

Located in the charming coastal town of Sandown, this delightful semi-detached house offers a perfect blend of comfort and convenience. Just a short stroll from the beach, this property is ideal for those who appreciate the beauty of seaside living.

Upon entering, you are presented with a spacious kitchen/diner and a separate lounge that provides a warm and inviting atmosphere. The house features two well-proportioned bedrooms, offering ample space for rest and relaxation. The first floor bathroom and separate downstairs cloakroom cater to all your daily needs.



# Accommodation

**Entrance Hall**

**W.C**

**Lounge**

14'8 max x 9'11 max (4.47m max x 3.02m max)

**Kitchen/Dining Room**

14'8 x 12'3 (4.47m x 3.73m)

**Utility Area**

6'10 x 4'9 (2.08m x 1.45m)

**First Floor Landing**

**Bedroom 1**

14'8 x 10' (4.47m x 3.05m)

**Bedroom 2**

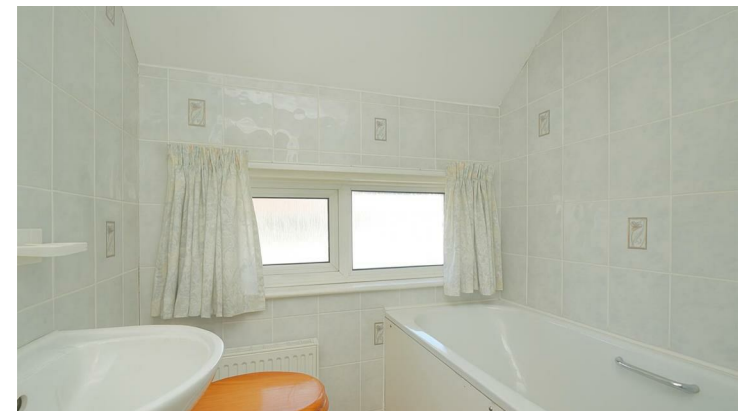
14'8 x 9'4 (4.47m x 2.84m)

**Bathroom**

5'7 x 5'3 (1.70m x 1.60m)

**Outside**

To the front of the property the driveway provides off road parking for 1 car. Gated side access leads to the good sized rear garden, which is laid mainly to lawn.



**Services**

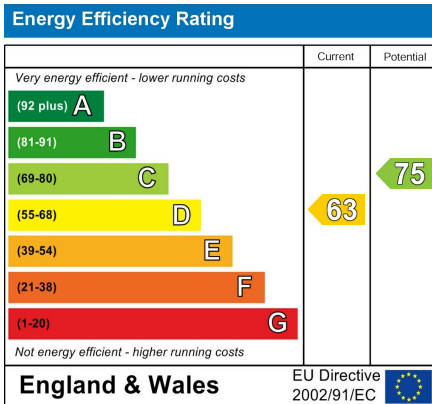
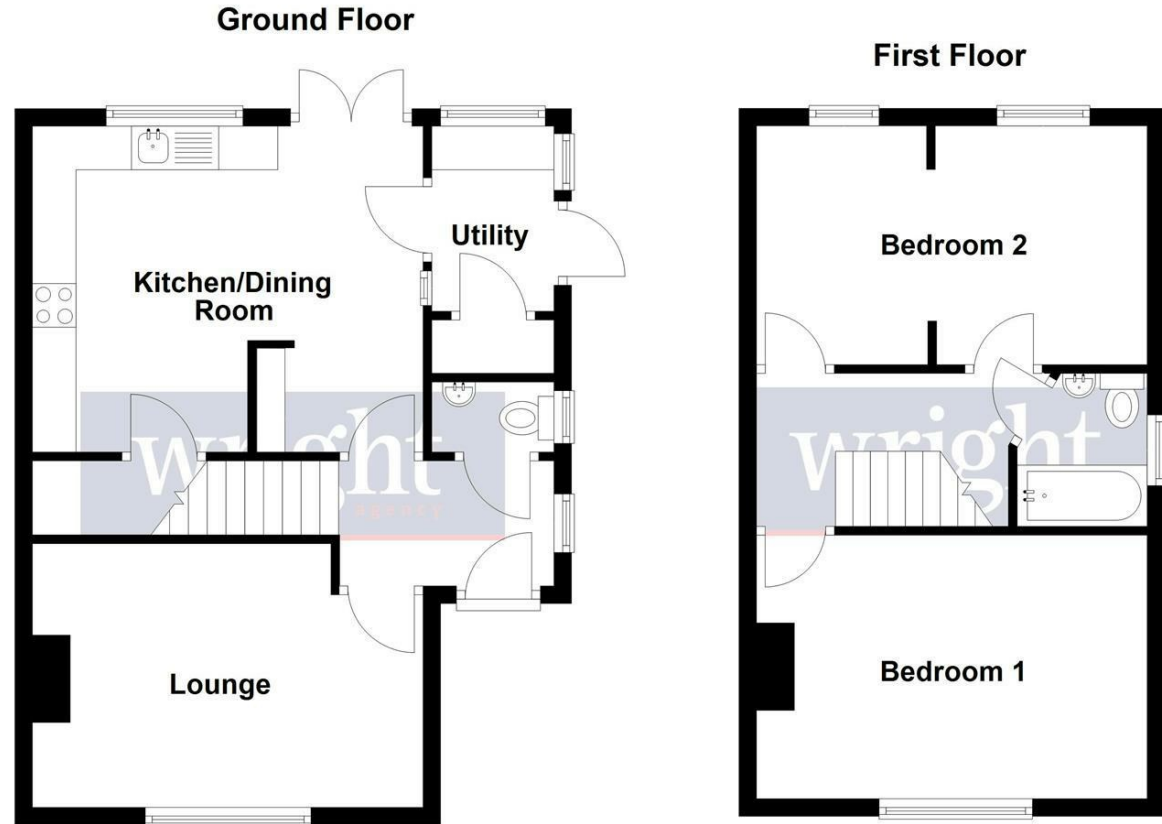
Unconfirmed: gas, electric, telephone, mains water and drainage.

**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 fittings, 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 .....