



- Substantial Detached Property
- Off Road Parking for 2 Cars
- Large Lounge & Separate Dining Room
- 6 Bedrooms
- Enclosed Rear Garden
- Flexible Accommodation
- Self-Contained Annexe
- Short Walk to Town Centre & Seafont
- Viewing Welcome

65 Avenue Road, Sandown, PO36 8BE

£379,950

This substantial detached property was run as a successful guest house for many years, but has more recently been a family home offering a good degree of flexibility with its well-proportioned rooms, and a self-contained annexe. The property is conveniently located just a short walk from the nearby town centre, the seafront with miles of sandy beaches to explore, and the local train station with direct ferry connections to the mainland.

The versatile accommodation comprises a large lounge, dining room, kitchen, downstairs bedroom, and bathroom on the ground floor. The self-contained annexe comprises a large lounge/dining room, separate kitchen, bedroom, shower room, and separate W.C. The first floor provides a further 4 double bedrooms and a shower room. Additionally, the property benefits from a driveway providing parking for 2 cars and an enclosed rear garden.

The convenient location with access to many of Sandown's local amenities, the short walk to the beach with its miles of coastline to explore, and the very flexible living accommodation with a self-contained annexe makes this an ideal property for a large family, or anyone looking for the opportunity to rent part of the property to generate an income. A viewing is a must to appreciate the full extent of this fantastic detached property.



Entrance Hall

Lounge

24'7 x 10'11 (7.49m x 3.33m)

Dining Room

13'9 x 10'2 (4.19m x 3.10m)

Kitchen

12'1 max x 10'10 max (3.68m max x 3.30m max)

Bedroom 1

13'11 x 10'2 (4.24m x 3.10m)

Bathroom

12'1 x 10'10 (3.68m x 3.30m)

ANNEXE ACCOMODATION

Lounge/Dining Room

18'10 x 15' (5.74m x 4.57m)

Kitchen

8'11 x 6'8 (2.72m x 2.03m)

Bedroom 6

11'9 x 8'9 (3.58m x 2.67m)

Shower Room

Cloakroom

First Floor Landing

Bedroom 2

11'10 x 11 (3.61m x 3.35m)

Bedroom 3

12'1 x 10'11 (3.68m x 3.33m)

Bedroom 4

12' x 11'1 (3.66m x 3.38m)

Bedroom 5

12'1 x 10'11 (3.68m x 3.33m)



Shower Room

7'3 x 4'9 (2.21m x 1.45m)

Outside

To the front of the property there is driveway parking for 2 cars. The enclosed rear garden is mainly paved with gated side access.

Services

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

Council Tax

Council Tax Band D (house) & Council Tax Band A (annexe) - 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.

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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naea propertymark
PROTECTED

The Property Ombudsman

Viewing: Date Time