

shanklin@wright-iw.co.uk

wright  
estate agency



- Beautiful First Floor Apartment
- Spacious Lounge & Separate Kitchen
- Ideal Full-Time or Holiday Home
- 2 Large Double Bedrooms
- Generous Bathroom with Separate W.C
- Short Walk to Town, Train Station & Seafront
- CHAIN FREE
- Private Entrance & Small Lawned Garden
- Victorian Building with Many Character Features

The Gables 25 Broadway, Sandown, PO36 9BB

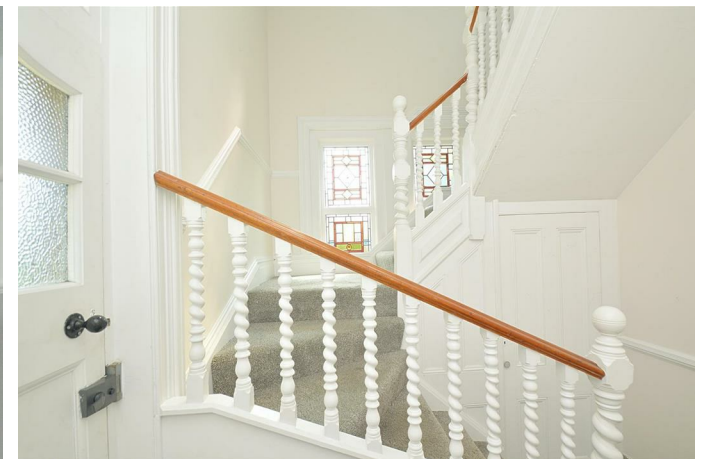
**£165,000**



Located in the popular seaside town of Sandown, this charming first-floor apartment forms part of a beautiful Victorian building and offers a perfect blend of comfort and character. With its private ground floor entrance, the property welcomes you with a spacious first floor landing providing a dining area, and a impressive lounge that is ideal for relaxation and entertaining. The apartment boasts two large double bedrooms, providing ample space for owners and guests alike.

The generously sized bathroom is well-appointed and benefits from a bath and separate walk-in shower, ensuring convenience for daily routines. One of the standout features of this property is the small lawned garden at the side of the building, which offers a lovely outdoor space to enjoy fresh air and sunshine. There is a garden shed providing secure storage for bicycles etc.

Offered for sale CHAIN FREE and with its appealing features and inviting atmosphere, this truly impressive first floor apartment is a wonderful choice for anyone seeking a full-time or holiday home in Sandown, within easy walking distance of the nearby town centre, seafront with its sandy beaches, and the local train station with direct links to the mainland.



## Accommodation

### Entrance Hall

### First Floor Landing/Dining Area

### Lounge

18'1 into bay x 13'11 (5.51m into bay x 4.24m)

### Kitchen

14'5 x 9'4 (4.39m x 2.84m)

### Bedroom 1

14'6 x 12'2 (4.42m x 3.71m)

### Bedroom 2

13'4 x 12'3 (4.06m x 3.73m)

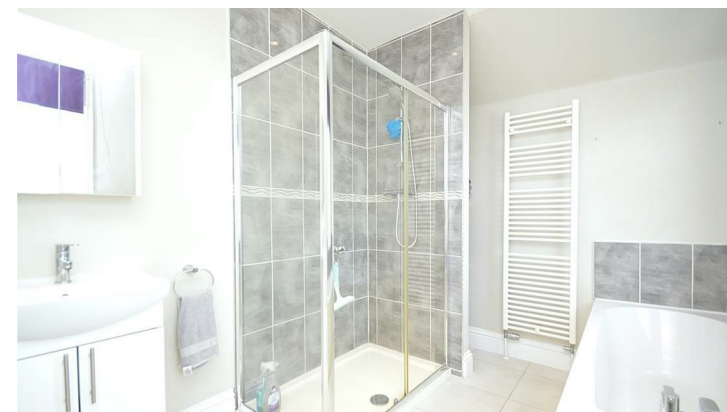
### Bathroom

10'6 x 7'6 (3.20m x 2.29m)

### Separate W.C

### Outside

The property benefits from a private entrance. To the side of the property there is a private lawned area with a garden shed. There is an external staircase providing direct access to the kitchen.



Services

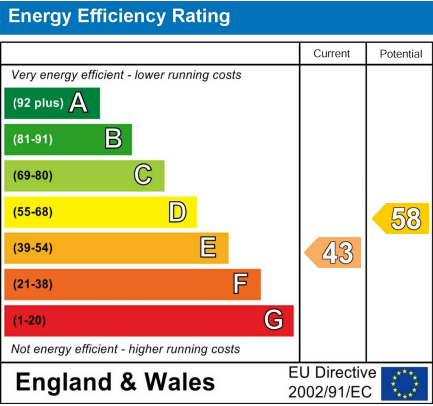
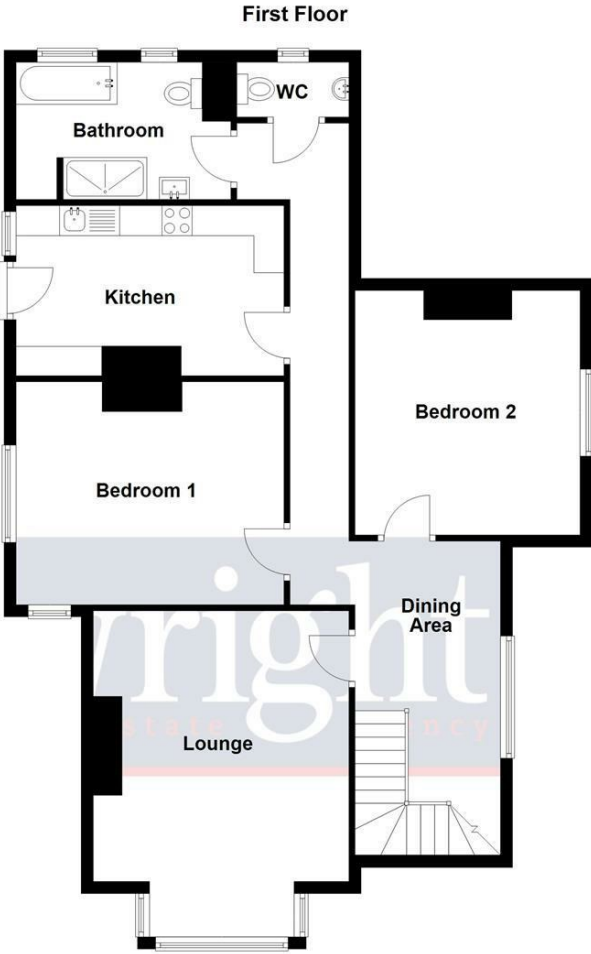
Unconfirmed: gas, electric, telephone, mains water and drainage.

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