

Sandown, Isle of Wight



- **Unique Two-Bedroom Mews Style Property**
- **Offering a Wonderful Blend of Character & Versatility**
- **Walking Distance of Sandown Seafront & High Street**
- **Courtyard Garden Space**



About the property

Tucked away in a quiet and appealing position, this unique two-bedroom mews-style property offers a wonderful blend of character, versatility and convenience, being within easy walking distance of Sandown's seafront, high street shops, restaurants, bars and cafés.

The accommodation is arranged over two floors and has a particularly versatile layout. The lounge provides a welcoming living space with the added charm of a log burner, creating a cosy focal point. There is also a bijou kitchen and a useful ground-floor room currently utilised as a bedroom, but equally well suited to use as a home office, study, hobby room or additional reception space. A convenient WC completes the ground floor.

Upstairs are two further bedrooms together with a shower room, providing comfortable and flexible accommodation.

Outside, the property benefits from its own courtyard garden, offering a private space for sitting out and enjoying the sunshine, along with a handy shed providing useful storage.

A property full of individuality and charm, this is an excellent opportunity for those seeking a characterful home in a highly convenient location, close to the many amenities and attractions Sandown has to offer.

Local Authority - Isle of Wight Council
Council Tax Band - B
Tenure - Leasehold

Accommodation

GROUND FLOOR

Lounge 13'3 x 14'

Kitchen 6'7 x 7'11

Utility/Office 5'8 x 14'10

W/C

FIRST FLOOR

Landing

Bedroom 2 9' x 6'9

Shower Room

Bedroom 1 9' x 11'6

OUTSIDE

Private Courtyard

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggio.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		