

McCarthy
& BOOKER



5a Crescent Road, Sandown, Isle of Wight, PO36 8AX



Nestled in a secluded close less than 100 metres from the sea front in Sandown, this immaculate semi-detached house offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a contemporary design that is both stylish and functional.

There is a spacious reception room, three well-proportioned bedrooms and two bathrooms. Parking and a low maintenance beach themed garden makes for a perfect full time residence or holiday home.

An immaculate modern three bedroom home

A relatively new build semi-detached home with three bedrooms, two bath/shower rooms, sitting room, kitchen/diner and a delightful 'sea-side' themed garden.

Located within a quiet close with parking and the bonus of views of the sea and Culver Downs from the upper floor. This beautiful home is ready to move into as a permanent residence or an ideal holiday home.

Interior

This perfectly presented home is built and insulated to modern standards providing ease of accessibility and economy. It has smoke and heat detectors on both floors. It has neutral decor throughout and wood effect laminate flooring flowing through the hallway, sitting room and kitchen/diner. With versatile accommodation, the ground floor bedroom could also be a formal dining room.

Ground Floor:

A spacious hallway has the staircase at the furthest end and leads off to a sitting room, bedroom and bathroom with a cupboard housing the boiler, consumer unit and storage for coats etc.

The bright bathroom has blue and white patterned flooring which blends well with the modern white suite that has a bath with overhead shower. The two reception rooms on this level are currently used as a double bedroom which could also be utilised as a formal dining room or large office, ideal for those who work from home, and a separate sitting room that has double patio doors to the garden.

The final room is the pristine kitchen with its light sage coloured wall and base units that includes an oven and four ring gas hob, space and plumbing for a washing machine as well as plumbing for a dishwasher within a storage cupboard, should you wish to install an integrated one. Within this bright room is plenty of space for a dining table and fridge freezer.

First Floor:

Two double bedrooms and family bathroom.

The two generous sized bedrooms both have under eaves storage that runs the full width of the room and has views out to the sea and Culver Downs. The shower room has a walk in fully tiled shower cubicle, vanity unit, basin and wc.

The upstairs hallway is bright and spacious and is currently used as a seating area for office type work along having further under eaves storage.



Exterior

Located on the site of a former dairy, this quiet close is extremely well maintained. It is block paved with a parking space directly outside, lighting around the perimeter and use of the three visitors spaces. Directly outside the entrance door is a discreet purpose built bin store and a high wooden gate giving access to the rear of the property.

The garden (11m x 9m) is a triumph of landscaping to make it into a 'sea-side' themed garden that is not only pleasing on the eye but practical as well.

Along with two decked areas there is a paved patio and a 'lawn' of sea pebbles dredged from Bembridge Harbour. Dotted throughout are small flower beds of larger white pebbles or re-purposed rope which are filled with plants including poppies, echiums and rosemary. Within this quiet private garden, where you are not overlooked, there is a pretty beach hut, placed perfectly to enjoy the sunsets and to hear the distant roar from the lions at the nearby zoo. There is a storage shed to the front of the property and to the rear there is another storage shed with its own green roof garden, outside power points and tap, great for washing off after visiting the nearby beach.

Sandown

Situated on the eastern side of the Island, which gives fantastic sunrises over sheltered Sandown Bay and some of the best sandy beaches on the Isle of Wight. These continue northwards through to Yaverland and Culver Down and follow down to Shanklin and Luccombe.

A traditional 'bucket and spade' holiday destination which includes Sandown Pier built in 1878. The Wildheart Animal Sanctuary is based within one of Lord Palmerston's Fort 'Follies' and is now home to lions, tigers and many other animals with successful conservation projects within the Island and abroad. As expected of a seaside resort there are many restaurants, tea shops and attractions catering for the whole family.

Sandown is well connected to the rest of the Island with a railway station that links it with Ryde and has good bus routes to Newport and surrounding areas.

Further Information

Tenure: Freehold

EPC: B

Council tax band: C

Gas central heating via Vaillant boiler

Broadband max predicted: Download 900mbps Upload 900mbps

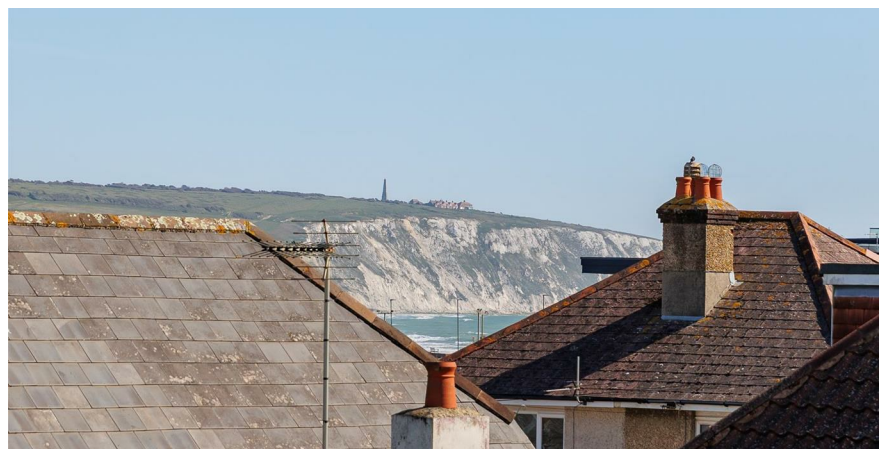
Mains water, electricity, gas and sewerage

Service charge for upkeep of parking area, lighting and drains £205pa

House is covered by NHBC - 3 years remaining

Comments From Current Owner

"In three minutes of flat walking from our house we can be; sea-swimming, or sitting in a beach bar, or in the local library, or grocery shopping, or catching a bus to explore the island - it really is a fabulous location! The house itself is a little oasis, tucked away but in the heart of Sandown. It was built within the substantial walls of what used to be a dairy building and is situated higher than the surrounding neighbours, providing both privacy and security. The house is very economical to run and we have been amazed at how much good insulation really does impact our energy bills! We've worked hard on the house, there is nothing to do, just move your stuff in! The garden is a lovely space. The two decks and a patio make the most of the sun/shade and we tend to move from one to another



ending on the low sundeck to enjoy the sunset until late evening. We have 'drought planted' the garden so it requires minimal attention - the plants look after themselves and just come up every year - more time to enjoy other delights of the island! Coming off the beach it is easy to shower in the privacy of the garden (we use a solar shower or just a cold shower in the height of the summer!) and the beach hut is great for changing and storing swimwear and towels. It is a fantastic location to support 'island life' and if you need to lock up and leave, it is a reassuringly secure property. We had not anticipated moving but we have had seven fabulous years here and family priorities are now calling us back to the mainland. I am sure someone new will love this house as much as we have".

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

