

## Sandown, Isle of Wight



- **2 Bedrooms**
- **3 Reception rooms**
- **Private garden and garage**
- **Quirky period home**
- **Close to the town and beach**



## About the property

This charming, quirky and surprisingly spacious detached cottage is tucked away in the quietest of settings, yet is just the shortest of walks away from Sandown's high street, pier, esplanade and the beautiful, golden, sandy beach.

This will be a fantastic place to live during the summer months when Sandown really comes to life! Inside, the cottage comprises two bedrooms and a bathroom on the first floor, whilst the ground floor houses the 15ft kitchen, 14ft lounge, the dining room and study room.

Outside, there is a private garden to sit out in and enjoy the sunshine, as well as having a garage that provides excellent additional storage on the upper mezzanine floor, whilst also being a safe place to leave the car.

It's almost beachside location will make the property a brilliant 'lock up and leave' holiday home as well as being a great first home.

Local Authority - Isle of Wight Council  
Council tax band B  
Tenure - Freehold

## Accommodation

Ground floor  
Conservatory 10'8 x 9'7  
Kitchen 14'6 x 9'7  
Lounge 14'6 x 11'7  
Dining Room 8'9 x 7'9  
Study 8'9 x 7'0  
First floor  
Landing  
Bedroom 1 14'6 x 8'7  
Bedroom 2 9'4 x 6'6  
Bathroom  
Garage  
Garden

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

## CONTACT US

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## 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](http://triggio.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		18	
<i>Not energy efficient - higher running costs</i>			