



£250,000 Leasehold

70 Station Avenue, Sandown, Isle of Wight, PO36 8HB



Useful Information

Book a Viewing

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.

There is no substitute to seeing the real thing!
To arrange a viewing contact one of our team on

- 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.nesttd.co.uk
- <http://list.english-heritage.org.uk>

01983 525710

triggio.co.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

Leasehold Information

Ground rent N/A
Maintenance TBC
years lease 869 years remaining

- Spacious Family Home
- Walking distance of the Beach
- Superbly Presented
- Period Features Throughout
- Sunny Rear Garden



Call 01983-525710 to view this home, or visit www.triggio.co.uk for more details.



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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Beautifully Presented Three-Bedroom Semi-Detached Home - Sandown, Isle of Wight

Located just a short walk from the beach, high street shops, cafes, and restaurants, this attractive bay-fronted, semi-detached home offers the perfect blend of seaside living and modern comfort.

Internally, the property is presented to a high standard throughout and is in move-in condition. The spacious bay-windowed lounge to the front provides a bright and welcoming space to relax, while a second reception room currently serves as a dining room - ideal for entertaining or family meals. To the rear, a stylish and recently upgraded kitchen/breakfast room offers ample space and functionality, with direct access to the sunny, low-maintenance rear garden - perfect for enjoying warm island afternoons.

Upstairs, the accommodation comprises three generously sized double bedrooms, all beautifully finished and complemented by a modern, well-appointed family bathroom.

This well-maintained home offers a fantastic opportunity for anyone seeking a coastal lifestyle, whether as a permanent residence or an ideal holiday retreat.

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



Accommodation

- | | |
|-------------------------|-----------------------|
| GROUND FLOOR | WC |
| Entrance Porch | Bedroom 2 12'1 x 10'8 |
| Hallway | Bedroom 1 15'7 x 10'7 |
| Lounge 15'6 x 13' | Bathroom 9'3 x 6'5 |
| Dining Room 12' x 10'10 | OUTSIDE |
| Kitchen 11'9 x 9'5 | Front Garden |
| FIRST FLOOR | Side Access |
| Landing | Rear Garden |
| Bedroom 3 11' x 9' | |