



23 Broadway, Sandown
£235,000





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This elegant and stylish semi detached home is positioned on Broadway in Sandown with great access to the local buses; amenities and beaches of Sandown. The home is introduced by a rather grand hallway with sweeping staircase to the first floor and it offers two reception rooms; smart kitchen and utility/wet room on the ground floor as well as two double bedrooms; sweet dressing room and bathroom on the first floor. An ideal home for those seeking something offering light and space in a convenient location, and who only require a small outside space. The home is warmed by gas central heating; has UPVC double glazing and is offered with no onward chain. Leasehold (1000 years from 1866); no ground rent or charges collected; Council Tax Band - C. EPC D-60,

UPVC double glazed entrance door into:

Entrance Porch:

A shaped porch to match the angle of the front of the home, with windows to each side and an attractive stone resin floor. Double half glazed french doors open to reveal the:

Entrance Hallway:

A very impressive entrance to the home with a sweeping staircase to the first floor and attractive period panelling to one end. Doors to:

Sitting Room/Snug:

14'11" max x 12'1" max (4.55m max x 3.69m max)

A pretty, shaped and flexible reception room with parquet flooring and three windows to the front.

Painted brick fireplace and surround with an open fire. Picture rail and multi paned door linking the room to the:

Lounge:

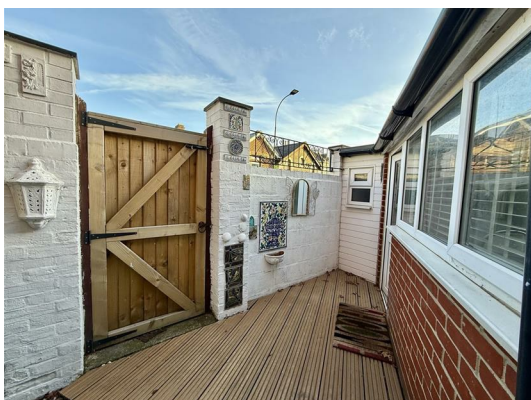
15'0" max x 11'11" (4.58m max x 3.64m)

Again, with attractive parquet flooring and smart feature fireplace with living flame gas fire as a focal point. This prettily shaped room has a door back to the hallway and further door to:

Passageway:

Set behind the panelling to the end of the hallway, this passageway gives access to the kitchen and provides additional storage by way of cupboards and shelving. Opening to:





Kitchen/Breakfast Room:

12'7" max x 9'8" max (3.84m max x 2.95m max)

Fitted with stylish cream fronted units and chunky limed oak style worktops. Integrated under counter oven; hob and extractor hood and stainless steel sink set below the rear window. A breakfast bar has been created along one wall and there is an external door to the courtyard. Door to:

Utility/Wet Room:

9'11" max x 8'11" max (3.04m max x 2.74m max)

With plenty of built in storage and space for washing machine as well as wall mounted gas fired boiler. Set to one side of the room is a fully tiled wet room with WC; wash hand basin and shower. Window to side.

Wide, turning staircase to:

First Floor Landing:

With window to side; access to loft with pull-down ladder and doors to:

Bedroom One:

15'0" x 10'8" (4.58m x 3.26m)

A good sized double bedroom with window to side.

Bedroom Two:

13'2" max x 10'2" max (4.03m max x 3.10m max)

A second, shaped double bedroom with two front windows.

Dressing Room:

9'0" max x 4'7" max (2.76m max x 1.41m max)

A shaped room which provides an ideal dressing area or small study. Window to front.

Bathroom:

7'8" max x 6'6" max (2.36m max x 1.99m max)

Fully tiled and fitted with a corner bath with electric shower over; WC and wash hand basin. Opaque window to front.

Courtyard Garden:

This sweet, enclosed courtyard provides space for a small table to sit out and enjoy. There is a very handy secure storage area as well as gated access to Broadway.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Potential	Current	
	60	72

