



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

2, Chelsfield Avenue

Sandown, Isle of Wight PO36 9NP



£450,000
FREEHOLD



This exceptionally well-maintained chalet bungalow is beautifully presented throughout and benefits from generous room sizes, a flexible floorplan, driveway, garage and wraparound, secluded gardens.

- Detached, three/four bedroom chalet bungalow
- Gas central heating and double glazing throughout
- Attractive, well-established wraparound gardens
- Convenient location for schools and travel links
- Beautiful beaches and walks on the doorstep
- Well-presented and decorated to a high standard
- Flowing floorplan with versatile layout options
- Large driveway for multiple vehicles plus a garage
- Close to local village and seaside amenities
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Extensively upgraded by the current owners of 25 years, 2 Chelsfield Avenue is a beautifully presented, detached chalet bungalow which combines soft, neutral décor with high quality fixtures and fittings to create a welcoming, comfortable home which benefits from a light, bright ambience. The property occupies a spacious corner plot and is surrounded by low maintenance, landscaped, gardens with private driveway parking and a garage, and most recent updates include a new kitchen just a few years ago, the addition of the ground floor WC, and a new combi boiler installed this year. The flowing floorplan also provides options for configuration to suit a new owner, including the possibility of using the dining room as an additional bedroom, complete with an ensuite cloakroom if required. Accommodation comprises an impressive entrance hall, living room, kitchen, complete with a covered lobby which connects to the garage and garden, a dining room with cloakroom and a family bathroom on the ground floor, with a gallery landing, and two further bedrooms, one of which has an ensuite cloakroom, on the first floor.

Situated in a quiet, convenient location in Sandown, near to the village of Lake, the property is positioned within easy walking distance to the spectacular beaches of Sandown Bay. As well as offering a coastal lifestyle, the property is also well located for local schools and a further five-minute walk away is Lake High Street providing a wide range of amenities such as a Tesco Metro store, food outlets, a doctor's surgery and a pharmacy. Sandown High Street is also conveniently located within a twenty-minute walk which offers a range of great shops, cafes and restaurants, and Lake railway station is under a ten-minute walk from the property providing a direct route to Ryde with its mainland travel links. Bus stops are also just a short, flat walk away, with the regular Route 2 bus running throughout the day and connecting to Ryde, Shanklin and Newport.

Welcome to 2 Chelsfield Avenue

Set on a spacious corner plot, a block-paved driveway provides access from Green Lane, and a characterful pedestrian gate creates a welcoming entrance from Chelsfield Avenue. A pathway leads through the fabulous front garden, and on to the smart Island Stone façade of the property, with a decorative UPVC door opening into the entrance hall.

Entrance Hall

22'8" x 9'5" max (6.93m x 2.88m max)

An impressive entrance, with light flooding through the dual aspect glazing, enhanced by the neutral décor and oak-laminate flooring. An attractive central staircase leads to the first floor, and doors lead to the living room, kitchen, bathroom, dining room and to bedroom one.

Living Room

15'11" x 13'10" max (4.86m x 4.23m max)

The light, bright living room is beautifully presented in a neutral scheme, with a large bay window to the front aspect and a further window to the side aspect. The room is arranged around a chimney breast, complete with elegant floral wallpaper and a stylish fireplace and hearth with a gas fire.

Kitchen

13'10" x 9'2" (4.23m x 2.81m)

The recently updated kitchen features a fantastic mix of contemporary grey base and wall units, with deep soft close drawers, glass display cabinets, corner carousels and bin storage, and are complemented with a grey stone effect worktop, sleek splashbacks, white walls and an oak-laminate floor. The kitchen wraps around the room, making the most of the available space and with a peninsula that creates a social area, with twin aspect glazing enhancing the feeling of light. There is an inset sink and drainer with a mixer tap, and integrated appliances include a dishwasher, frost free fridge-freezer, double oven, a halogen hob with matching extractor over, and a further freezer, which also has plumbing in place for a washing machine if required. There is also a blend of pelmet and display cabinet soft lighting, and a glazed door which leads to the lobby.



Lobby

18'6" x 4'8" (5.66m x 1.44m)

Providing a useful room which connects the house to the garage and garden, the lobby has a glazed roof, doors at either end, a door into the garage. One wall is clad in fresh white, and the lobby also has space, plumbing and electric for a washing machine and tumble dryer.

Dining Room

11'4" x 10'5" max (3.46m x 3.19m max)

Currently used as a dining room, but equally useful as a ground floor ensuite bedroom, this room is presented with neutral décor, oak-laminate flooring and glorious French doors which lead out onto the rear terrace. A door leads to the cloakroom.

Cloakroom

A recent addition, oak-laminate flooring flows through into the cloakroom, which has a contemporary compact vanity basin, with storage under, a mixer tap and a modern glass splashback, plus a matching dual-flush low-level WC.

Bedroom One

12'5" into bay x 11'4" (3.81m into bay x 3.47m)

The ground floor bedroom is another room filled with natural light, with a large bay window to the front aspect and soft, neutral colour scheme with a floral feature wall and a matching carpet. Ornate fitted furniture is a useful addition, with fitted wardrobes and over-bed cabinets providing an abundance of storage.

Bathroom

9'5" x 5'4" (2.88m x 1.63m)

Fully tiled, the family bathroom is well proportioned and features a large, walk-in shower with rainshower head, a contemporary floating vanity basin with storage, a mixer tap and an illuminated mirror cabinet over and a matching dual-flush low-level WC. The bathroom also benefits from a pair of windows to the side aspect with patterned glass for privacy, and a heated chrome towel rail.

First-Floor Landing

A beautiful open-tread, hardwood staircase leads up to the wraparound gallery landing. A large window fills the space with light, and a pair of full-height cupboards provide useful storage and are home to the recently upgraded Glow-Worm combi boiler.

Bedroom Two

13'10" x 10'11" max (4.23m x 3.34m max)

Presented in a soft green scheme, with a characterful vaulted ceiling and a window overlooking the front garden, the second bedroom is well proportioned and light. There is access to under-eaves storage, a built-in wardrobe, and a door that leads to an ensuite WC.

Cloakroom

The green décor continues into the WC, which has a wall mounted basin with a tiled splashback, a WC and a light with shaver socket and a fitted mirror cabinet.

Bedroom Three

11'4" x 10'11" (3.47m x 3.34m)

The third bedroom benefits from a whole wall of fitted wardrobes, fresh white décor and a neutral carpet, vaulted ceiling, access to under eaves storage, and also has a window to the side aspect.



Outside - Front

The well-maintained wraparound gardens feature multiple areas, all taking advantage of the sun at different times of the day. To the front, the driveway provides plenty of parking, and is surrounded with lawns with well-established planting and a boundary hedge which enhances privacy. A trellis fence separates a terraced seating area, which is a real sun trap comprising sandstone paving, complete with a remote controlled awning, and gravel borders. A gate leads to the enclosed rear garden.

Garage

19'2" x 8'8" (5.85m x 2.65m)

The good-size garage has an electric sectional door, a window to the rear and comes with lighting and plenty of power sockets.

Outside - Rear

The enclosed rear garden is a blend of decorative paving and a raised deck. There is a pergola to one aspect, creating a fantastic outside dining area and a potting/tool shed, and the rear garden is enclosed with high quality fencing.

2 Chelsfield Avenue presents a rare opportunity to purchase a substantial chalet bungalow, presented and maintained to a high standard throughout, and set in a popular and desirable location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

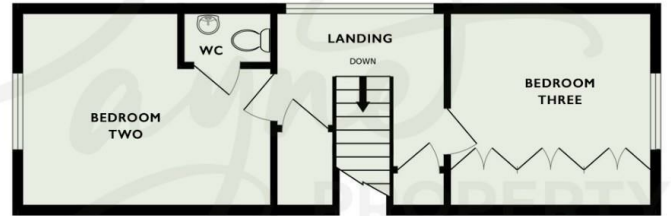
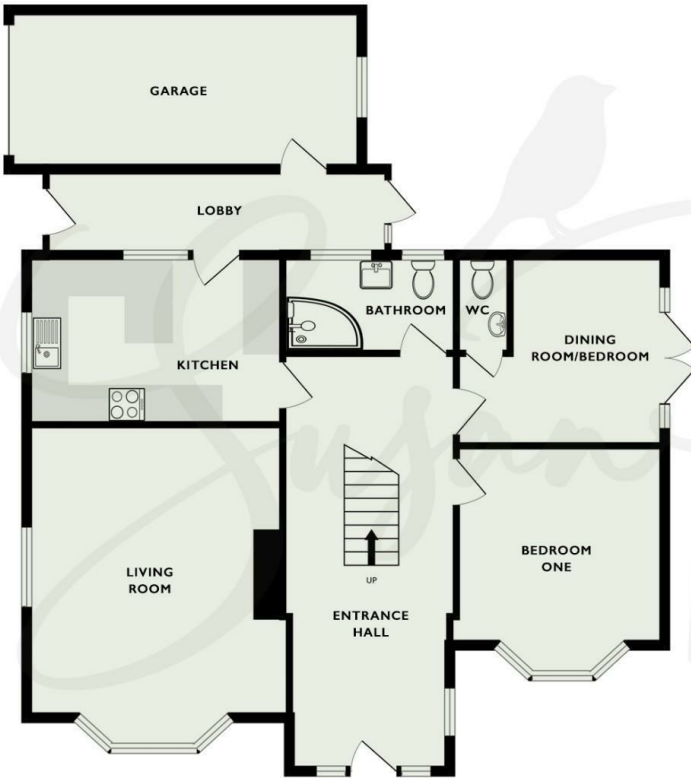
Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage



Floorplan for illustrative purposes only and not to scale



First Floor

Ground Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

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