

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

65, Perowne Way

Sandown, PO36 9BX



£275,000
FREEHOLD



Set back from the road in a quiet residential area, this fantastic three bedroom home offers spacious accommodation with a delightful rear garden and garage en-bloc parking.

- Fantastic semi-detached house
- Spacious accommodation
- Garage en bloc parking
- Located in a quiet residential area
- Double glazing and gas central heating
- Three bedrooms and a family bathroom
- Potential to put your own stamp on
- Conservatory to rear overlooking the garden
- Local amenities, sandy beaches and transport links nearby
- Situated within a pedestrianised area

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

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Tucked away within a pedestrianised area, this semi-detached property is located in a sought-after and convenient location within Sandown. This fantastic home offers spacious accommodation with potential for the new owners to put their own stamp on the property which offers an entrance hall leading to a large lounge-diner, the kitchen-breakfast room, and to the conservatory. The stairwell leads up from the entrance hall to the first-floor landing which provides access to three bedrooms, and the family bathroom. The delightful rear garden offers a patio which is a lovely place to sit, and is mostly laid to lawn plus there is a pathway leading to the rear gate and into the garage en-bloc.

Conveniently situated for the many amenities that Sandown has to offer, the property is within a within a 20-minute walk to Sandown High Street and the Esplanade, where you will find a range of popular shops, eateries, and the spectacular award-winning beach famed for its expansive stretches of golden sand. The bustling seafront offers a whole range of seaside entertainment such as traditional amusements at Sandown Pier, fabulous beachside eateries, family activities at Sandham Gardens, and is home to the world-famous Wildheart Animal Sanctuary. For those who like to keep active, Sandown Bay is also a very popular spot for watersports and the Heights Leisure Centre is 20-minute walk from the property offering fitness classes and a gym, a large swimming pool and a health suite. Furthermore, 65 Perowne Way is conveniently located for travel links with Sandown train station just a short 15-minute walk away providing a direct service to Shanklin and Ryde which connects with high-speed ferry links to the mainland.

Welcome to 65 Perowne Way

Situated a short stroll from the road, 65 Perowne Way overlooks a lovely green space which is pedestrianised with trees, a grassed area, and shrubs. There is a low maintenance frontage that leads up to the front door.

Entrance Hall

4'3" x 5'7" (1.30m x 1.72m)

This handy little entrance hall is accessed by a UPVC front door and provides a space to put coats, shoes, and sandy boots from walks along the beach. The property is mostly carpeted throughout, and the décor is neutral.

Lounge - Diner

25'11" x 12'0" (7.91m x 3.68m)

Flooded with natural light from the large window to the front façade and the large sliding doors to the conservatory, this fantastic room has a large understairs cupboard, and there is access to the kitchen from here.

Kitchen - Breakfast Room

17'3" x 6'9" (5.26m x 2.06m)

The kitchen offers neutral base and wall cabinets with a granite effect worktop which integrates a sink and drainer, gas hobs with an extractor over, and an electric double oven. With a tiled floor and neutral splashback, the space benefits from a window to the rear aspect with views over the garden and a door to the conservatory. Below the window is breakfast bar area which is ideal for a quick snack or some lunch. There is space and plumbing for a dishwasher, plus there is an integrated fridge and freezer.

Conservatory

10'1" x 6'9" (3.09m x 2.06m)

A fantastic addition to the house is this conservatory with a lovely outlook over the garden. The conservatory has a patio door out to the garden plus the space also offers central heating radiators allowing use all year round. The tile flooring continues from the kitchen-breakfast room.



First Floor Landing

9'4" x 7'4" (2.85m x 2.26m)

Naturally light and spacious, this landing space provides access to the first floor rooms, and also a large airing cupboard.

Bedroom One

15'0" max x 9'0" (4.58 max x 2.75)

Benefitting from built in wardrobe and two built in chests, this double bedroom is beautifully bright from the large window to the front aspect, and there is an over stairs cupboard.

Bedroom Two

15'11" x 7'4" (4.87m x 2.26m)

A large window to the rear fills the room with natural light, and the room is neutrally decorated.

Bedroom Three

8'11" x 8'3" (2.74m x 2.53m)

A lovely big window to the rear overlooks the garden, this single bedroom offers a built-in cupboard which contains the gas central heating boiler.

Bathroom

7'3" x 5'4" (2.22 x 1.64)

Fully equipped with a pedestal hand basin, w.c, and a bath with a shower over, this space is naturally lit by two obscured glazed windows to the side.

Garden

This lovely, fully enclosed, garden is mostly laid to lawn with a patio to the rear of the garden offering a sunny spot to sit in. There is a path from the conservatory to the gate situated at the rear of the property which leads out to the parking within the garage en-bloc.

Garage

This handy garage space offers a fantastic storage space as well as providing off-road parking directly outside.

65 Perowne Way offers a fantastic opportunity to acquire a spacious three-bedroom property in a sought-after residential area with garage parking. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

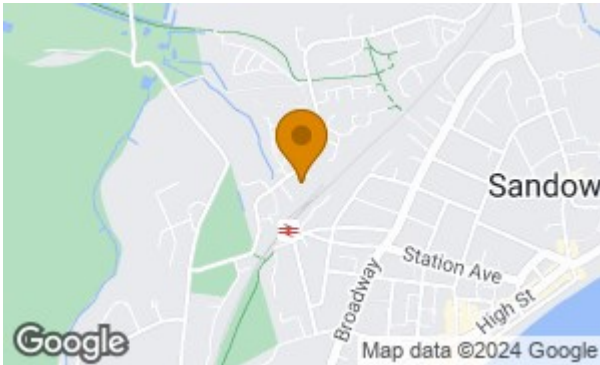
Tenure: Freehold

Council Tax Band: C

Services: Mains drainage, gas, electricity.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> 62 84 </div>
(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			<div style="display: flex; align-items: center; justify-content: center;"> 62 84 </div>
(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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