

Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

13, Halford Close

Sandown, Isle of Wight PO36 9DZ



£295,000
FREEHOLD



Conveniently positioned for local amenities, sandy beaches, and schools, this four-bedroom end-terrace property presents modern interiors, spacious accommodation, and a sunny rear garden with driveway and garage parking.

- Modern end of terrace house
- Two reception rooms
- Convenient location for amenities and schools
- Driveway and garage parking
- Sandy beaches a short walk away
- Four bedrooms and two bathrooms
- Low maintenance front and rear garden
- Island and mainland travel links close by
- Quiet, residential area
- Double glazing and gas central heating

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

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Tucked away in a residential area, this four-bedroom family home has been well maintained by the current owners. The accommodation comprises an entrance hall leading to the kitchen and to the living room which lead to the dining room. The stairwell is located in the dining room and leads up to a landing with an airing cupboard and to four bedrooms, one with an en-suite, and the family bathroom. The dining room and living room both offer French doors out to the garden space which enjoys the sunshine all day. There are fabulous views from the first floor with sea glimpses and views over Culver Downs. The property presents an opportunity for those looking to move straight into a property or for those looking to add their stamp to a property.

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, 13 Halford Close 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 13 Halford Close

Situated in a setback position from the road and within a pedestrianised area, this fantastic end of terrace property has a lovely front garden, enclosed by a low-level brick wall. A paved walkway leads up to the composite front door.

Entrance Hall

6'2" x 3'0" (1.89m x 0.92)

Finished with a neutral vinyl style tile, this handy entrance hall has an open doorway to the kitchen and access to the living room. The space is neutrally decorated which continues through the property.

Kitchen

18'0" x 6'5" (5.49m x 1.97m)

Offering a range of neutral base and wall cabinets, this fantastic kitchen space offers plenty of kitchen storage whilst offering a range of integrated appliances including a fridge freezer, slimline dishwasher, a double electric oven, plus undercounter space for a washing machine. The quartz style worktop integrates a gas hob with a cooker hood over, and a sink and drainer. There are two windows to the front aspect, and a cupboard concealing the gas combination boiler. The space is finished with black subway style tile splashback.

Dining Room

13'11" x 7'9" max (4.25m x 2.38m max)

This fantastic space has potential to be utilised in any way. Currently set up as a dining room, this room features the stairwell to the first-floor landing plus an understairs cupboard. There are French doors out to the garden from here as well as internal French doors to the living room.

Living Room

13'5" x 12'7" (4.09m x 3.85m)

This generously sized living room has ample space for lounging furniture as well as presenting ample floor space for a small dining table, if required. The space features an electric fire surround creating a lovely focal point in the room whilst keeping it cosy, especially during those cool winter evenings. There are French doors out to the garden from here.



First Floor Landing

extending to 15'0" max (extending to 4.58m max)

The carpeted turning staircase leads up to the first-floor landing which provides access to the rooms on the first floor. There is a handy airing cupboard here plus there is access to the loft.

Bedroom One

11'0" x 9'3" (3.37m x 2.84m)

Benefitting from a window to the rear aspect with stunning views, this double bedroom is carpeted and neutrally decorated with a wallpaper feature wall. It also offers an en-suite shower room.

En-Suite Shower Room

8'5" x 2'5" (2.57m x 0.74m)

A fantastic addition to the family home is this lovely en-suite shower room which is equipped with a w.c, a hand basin, and a shower cubicle. Neutral shower panels line the walls to finish the room with a stylish look, plus there is an extractor fan here.

Bedroom Two

10'5" x 7'10" (3.20m x 2.40m)

Currently set up with a triple bunk bed, this double bedroom offers a window to the rear aspect with sea glimpses and views of Culver Down and is neutrally decorated.

Bedroom Three

8'9" x 6'0" (2.69m x 1.85m)

This single bedroom enjoys a window to the front aspect which is flooded with afternoon sunshine. It is currently set up with bunk beds.

Bedroom Four

7'10" x 5'8" (2.39m x 1.74m)

Decorated in a blushed pink, this single bedroom enjoys a window to the front aspect.

Family Bathroom

5'10" x 5'8" (1.79m x 1.73)

Fully equipped with a pedestal hand basin, a w.c, a bath with a shower over, and a chrome heated towel rail, this modern family bathroom is tiled with white subway style tiles with a neutral finish over. The space is naturally lit by an obscure glazed window to the front aspect.

Rear Garden

Mostly laid to lawn, this low maintenance rear garden has steps down from the house and a little decking area at the back which catches the sun all day. The garage backs onto the garden and there is a door directly into the garage from the garden. The garden is fully enclosed and there is a side gate out to the driveway.

Driveway and Garage

A driveway to the side of the property has parking for up to two vehicles. To the rear of the property is a garage on bloc with additional parking as well as the garage. The garage could be utilised for storage or as a workshop.

13 Halford Close presents a fantastic opportunity to acquire a four-bedroom family home within a quiet, residential area, close to amenities and schools. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: C (approx. £2,209.33 pa – Isle of Wight Council 2024/2025)

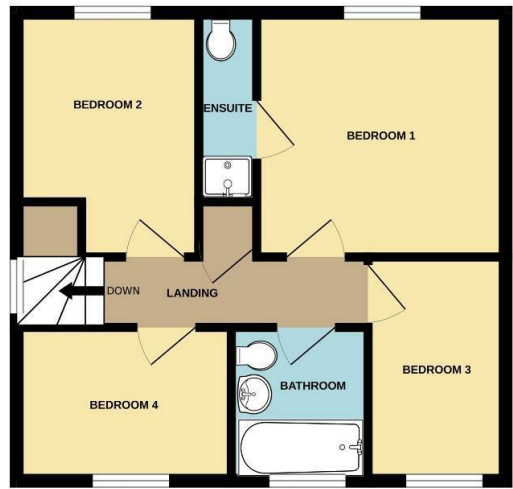
Services: Mains water, gas, drainage, electricity



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

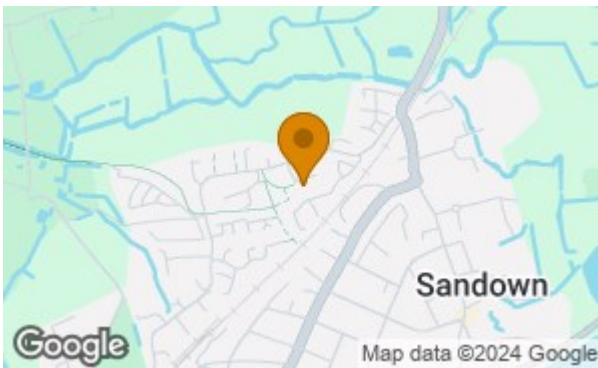


1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">73</div> <div style="border: 1px solid black; padding: 2px 5px; margin-left: 10px;">87</div> </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 CO2 emissions			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 5px;">73</div> <div style="border: 1px solid black; padding: 2px 5px; margin-left: 10px;">87</div> </div>
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Not environmentally friendly - higher CO2 emissions			
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Agent Notes:

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