



The Den

Flat 3, 70 Fairfield Gardens, Sandown, Isle of Wight PO36 9EZ



Set in a popular residential location, The Den is a beautifully presented first-floor one bedroom apartment, complete with an allocated driveway parking space and far-reaching views.

- Immaculately presented and well-maintained apartment
- Fantastic rural views to the west with fabulous sunsets
- Fresh white décor and high-quality finishes throughout
- Allocated off-road driveway parking for one car
- Close to local schools, town, transport links and beaches
- Sought-after and convenient location in Sandown
- One double-bedroom with an ensuite shower room
- Upgraded kitchen and shower room
- Double-glazed windows and gas central heating
- 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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In single family ownership since original construction in 2001, the apartment is set on the first floor of a property which comprises just three apartments. Converted to apartments by the current owners in 2012 and updated again just a few years ago, The Den is presented as a fresh white coastal scheme throughout, with an upgraded kitchen and shower room, and high-quality floorcoverings. The apartment has a light, bright ambience, with windows to the west aspect framing a lovely view over the neighbouring rooftops and on to the rural landscape beyond. Accommodation comprises a welcoming communal entrance hall and landing, a private entry lobby, an open plan kitchen/diner/lounge, a double bedroom and an ensuite shower room.

Nestled in a tranquil cul-de-sac within a sought-after residential area, this charming apartment offers easy access to walking routes leading to the amenities of Lake, Sandown Railway Station, the beautiful Los Altos Park and the property is just a leafy 10 minute walk from spectacular sandy beaches. Just a stone's throw away, The Heights Leisure Centre provides an array of fitness classes, a well-equipped gym, a large swimming pool, and a luxurious health suite featuring a sauna and steam room. Lake is only a few minutes away, offering a Tesco Express, an array of shops, and a variety of eateries to explore. Families will appreciate the proximity to both Primary and Secondary schools, with Sandown Bay Academy just a short walk away. For those seeking further travel options, Ryde is a mere 20-minute drive or train ride, offering convenient mainland travel links, while the car ferry to Portsmouth can be reached in just 25 minutes.

Welcome to The Den

From popular Fairfield Gardens, a block paved driveway provides parking for all three apartments and leads to the front door to the side of the property.

Communal Entrance Hall and Landing

The standard of décor is set from the well-maintained and presented entrance hall, which has fresh white décor and a practical and stylish luxury vinyl tile floor. A carpeted staircase has a white balustrade and leads up to the first-floor gallery landing, which features characterful wood panelling and has a coastal blue door leading to The Den.

Entrance Lobby

The entrance lobby has fresh white décor and attractive LVT flooring, and has doors to the kitchen/diner/lounge and to the bedroom.

Kitchen/Diner/Lounge

12'10" x 13'1" max (3.92m x 4.01m max)

This versatile space has a smart fitted kitchen to one wall, with contemporary white base and wall cabinets, complemented with stylish dark solid laminate worktops and an attractive tiled splashback. There is an inset sink and drainer with a mixer tap, and integrated appliances include an oven, hob and extractor, fridge and dishwasher. There is a large window which fills the space with light and provides a lovely view to the west, and there is plenty of space for a sofa and small dining table.

Bedroom

13'3" x 6'8" max (4.06m x 2.05m max)

The bedroom is well proportioned and light, with a window to the rear aspect and white décor over a plush grey carpet. A door leads to the shower room.

Shower Room

The shower room is compact but luxurious, with beautiful marble finish wall tiles and attractive LVT flooring. A generous shower is built-in, with a sleek glass door, and there is a vanity basin with a mixer tap and an illuminated mirror cabinet over, a matching low-level WC, a heated chrome towel rail and a large window with patterned glass for privacy.

**Parking**

The Den benefits from a private allocated parking space on the block paved driveway to the front of the property.

The Den is a fantastic apartment, set in a popular and convenient location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Leasehold

Lease Term: A new lease of 999 Years will be formed at the point of sale. The apartment is in a building with two other apartments, which will be also sold, and when all three are sold, the freeholders will transfer the freehold to the apartment owners, so the property tenure will become 'Share of Freehold' in the future.

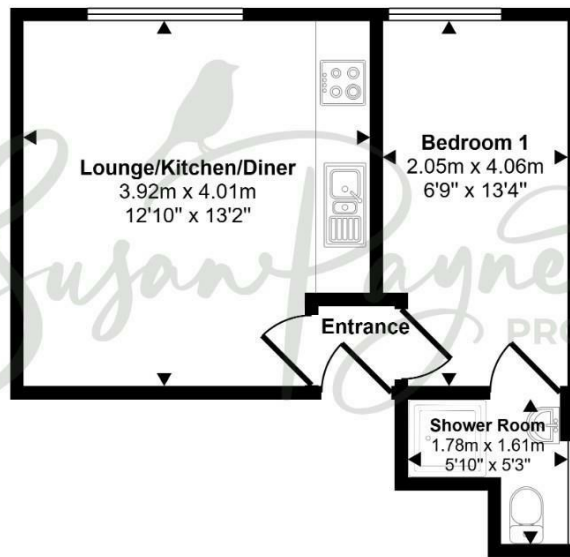
Maintenance/Service Charge: TBC per annum

Council Tax Band: A

Services: Mains water, gas, electricity and drainage. A central system provides heating and hot water, with bills for electricity and gas being provided via split-my-bill.

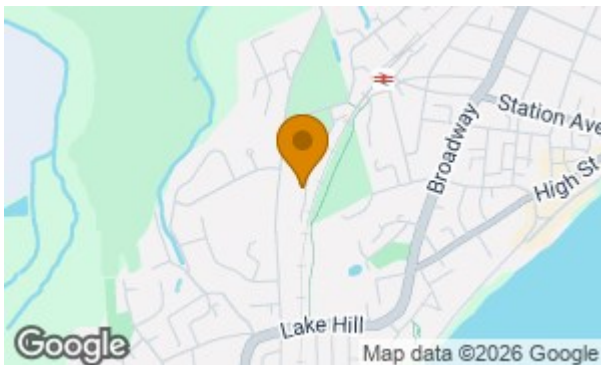


Approx Gross Internal Area
27 sq m / 290 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
	78	78
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:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.