



# The Loft Apartment

Flat 2, 70 Fairfield Gardens, Sandown, Isle of Wight PO36 9EZ



The Loft is a stylishly presented two-bedroom duplex apartment, offering an allocated driveway parking space and set in a sought-after residential area in popular Sandown.

- Immaculately presented and well-maintained apartment
- Duplex floorplan with two double-bedrooms
- Upgraded kitchen and shower room
- Double-glazed windows and gas central heating
- Close to beaches, town, transport links and local schools
- Sought-after and convenient location in Sandown
- Fresh white décor and high-quality finishes throughout
- Allocated off-road driveway parking for one car
- Currently operated as a successful holiday let
- 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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Originally constructed in 2001 and converted to apartments by the current owners in 2012, this first-floor duplex apartment forms part of an attractive yellow-brick property which now comprises just three apartments. The Loft showcases a fresh white coastal décor theme, creating a bright and airy feel. The apartment features an upgraded kitchen and shower room, along with high-quality flooring throughout. The layout includes a welcoming communal entrance hall, stairs and landing, a private entry hall, a kitchen/diner, a separate lounge and a shower room on the first floor, with stairs up to the second floor which comprises a small landing and two generous double bedrooms.

Tucked away in a peaceful cul-de-sac within a sought-after residential area, this charming apartment offers convenient access to walking paths leading to beautiful sandy beaches, to the local amenities of Lake, the train station, and the picturesque Los Altos Park. Just moments away, The Heights Leisure Centre provides a range of fitness classes, a fully equipped gym, a large swimming pool, and a luxurious health suite with a sauna and steam room. Lake is only a few minutes away, offering a Tesco Express, a variety of shops, and a selection of eateries. Families will appreciate the close proximity to both primary and secondary schools, including Sandown Bay Academy, which is within walking distance. For wider travel options, Ryde is just a 20-minute drive or train ride away, with quick links to the mainland via the Portsmouth car ferry, reachable in just 25 minutes.

### **Welcome to The Loft**

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 high standard of décor is clear from the well-presented entrance hall, which features crisp white walls and a stylish, hard-wearing luxury vinyl tile floor. A carpeted staircase with a white balustrade leads up to the first-floor gallery landing, where charming wood panelling and a coastal blue door provide a welcoming entrance to The Loft.

### **Entrance Hall**

The entrance hall makes the most of the available space, with a nook providing the perfect spot for a fridge-freezer or additional storage, and there are doors to the lounge, the kitchen diner and the shower room. Fresh white décor and stylish LVT flooring create a light, bright ambience and continue throughout this floor.

### **Kitchen/Diner**

*10'7" max x 9'1" (3.25m max x 2.77m)*

Beautifully presented, the upgraded kitchen consists of a mix of base and wall cabinets, presented in glossy white and complemented with dark solid laminate worktops and attractive tiled splashbacks. An inset 1.5 bowl sink and drainer has a mixer tap, and integrated appliances include an oven and hob with an extractor over, a washer/dryer and a dishwasher. A window to the front aspect fills the room with light, and there is room for a dining area, creating a social space.

### **Shower Room**

The luxurious shower room has elegant marble-style wall tiles and the stylish LVT flooring continues. There is a spacious built-in shower with a sleek glass door, a vanity basin with a mixer tap topped by an illuminated mirror cabinet, a matching low-level WC and a heated chrome towel rail adds warmth.

### **Lounge**

*10'7" x 10'1" (3.25m x 3.08m)*

Another well proportioned, bright room, with a window to the front aspect which catches the morning sun. A staircase leads to the second-floor landing.

### **Landing**

Plush grey carpeting and a decorative white balustrade lead up the stairs, and a large Velux window fills the stairwell with light, and provides a storage space below. Doors lead to both bedrooms.

**Bedroom One**

*19'6" x 10'11" (5.95m x 3.34m)*

The primary bedroom is characterful and extremely spacious, with a vaulted ceiling featuring twin Velux windows, wood panelling and an abundance of built-in under-eaves storage. The room is large enough to incorporate an additional lounge or seating area.

**Bedroom Two**

*10'10" x 10'0" (3.32m x 3.05m)*

The second bedroom is also generously proportioned, with white walls over soft grey panelling, and a Velux window providing plenty of natural light.

**Parking**

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

Set in a popular and convenient location, The Loft is a fabulous duplex apartment, offered for sale chain-free and ready to move into. 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

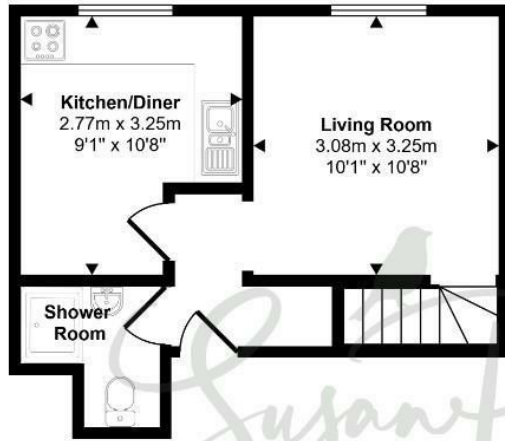
Council Tax Band: A

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.

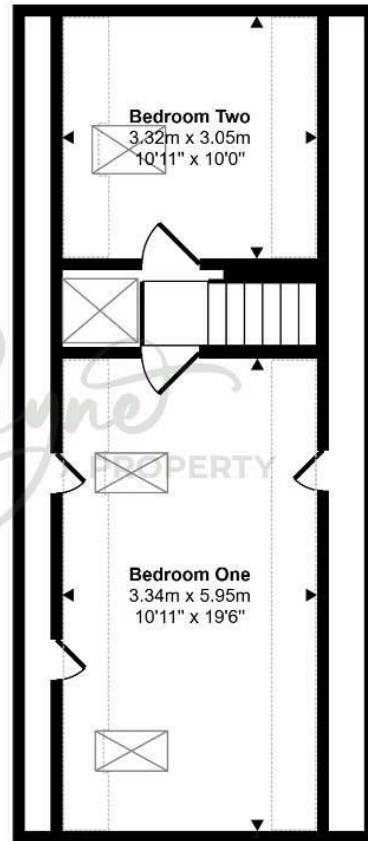





Approx Gross Internal Area  
71 sq m / 766 sq ft



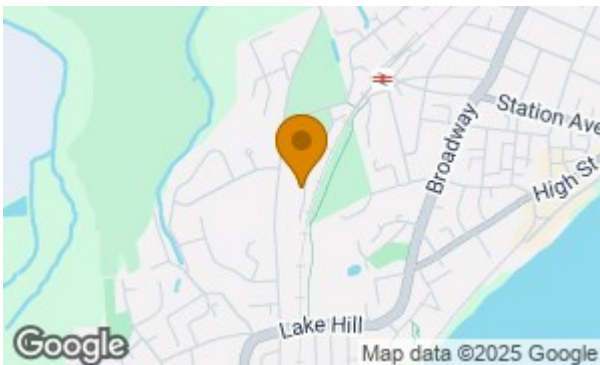
Ground Floor  
Approx 26 sq m / 281 sq ft





First Floor  
Approx 45 sq m / 485 sq ft

 Denotes head height below 1.5m

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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