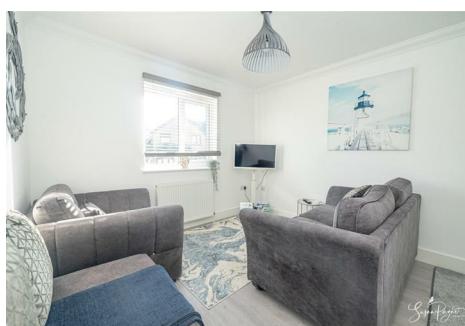


The Loft Apartment

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**.

Preview our newest listings first!

Search on Facebook for:

Susan Payne Property Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.

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

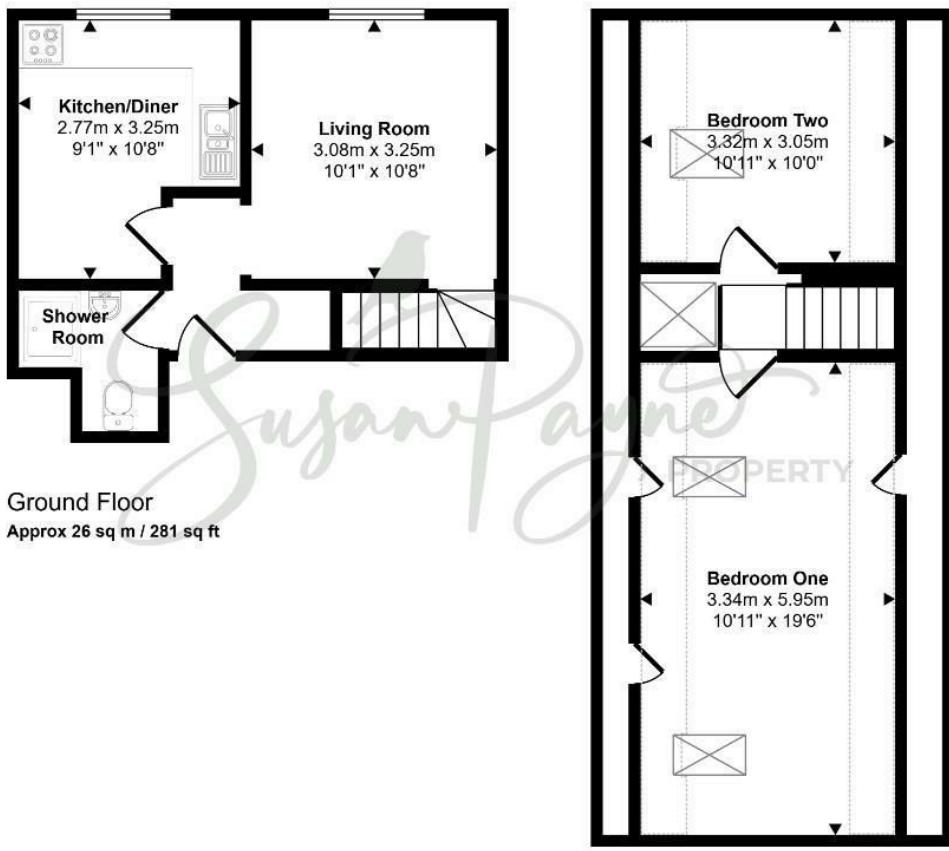
Lease Term: A new lease of 999 Years will be formed at the point of sale. The apartment is in a building with two other apartments, which will be also sold, and when all three are sold, the freeholders will transfer the freehold to the apartment owners, so the property tenure will become 'Share of Freehold'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

Maintenance/Service Charge: TBC per annum

Council Tax Band: A

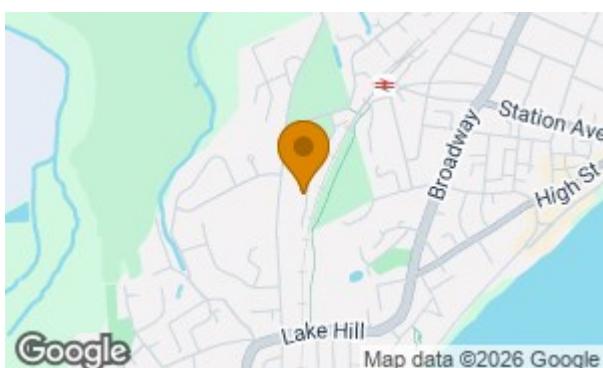
Services: Mains water, gas, electricity and drainage. A central system provides heating and hot water, with bills for electricity and gas being provided via split-my-bill.

Approx Gross Internal Area
71 sq m / 766 sq ft



 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		
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.