

SPENCE WILLARD



6 Wilkes Road, Sandown, Isle of Wight, PO36 8EZ

Boasting a stylish finish following a comprehensive refurbishment and conveniently located near the beach and the vibrant High Street of Sandown, this is an idyllic island home.

VIEWING

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An attractive period cottage, The Hideaway has operated as a holiday let since being refurbished and now offers a desirable two bedroom cottage with open plan kitchen/dining room, a separate sitting room and a small courtyard for outdoor dining. uPVC windows in addition to a new kitchen, bathroom and styled interiors and new décor throughout make for a particularly attractive and comfortable home in this convenient and central location.

Located just moments from the beach and within walking distance to the main town centre with amenities, restaurants, and cafes as well as beautiful coastal walks to Yaverland and Shanklin. Sandown beach is arguably one of the Isle of Wight's best beaches, providing a long stretch of sand that is great for children and families. Sandown train station is a short walk away, providing links through to Ryde and access to passenger ferry services to Portsmouth where there are connecting trains to London Waterloo. Fast passenger ferry services also operate between Cowes and Southampton with links to varying London stations. Both entire journey times take an estimated 2.5hrs door to door.

Accommodation
Ground Floor

Entrance
With Stucco fronted elevation, there is a storm porch over a composite door with glazed fanlight over.

Sitting Room
Two sash casement windows overlooking the front aspect and high ceilings with shelving and built in seating in the alcoves.

Open Plan Kitchen/Dining Room

This attractive reception space has a large area for dining table in addition to space for further seating. There is also a recessed area currently arranged with bespoke bar area, splashbacks and lighting. A particularly sleek new kitchen, comprises a range of navy blue storage units incorporating white composite worktops with four ring Bosch induction hob and oven, integrated dishwasher, fridge and freezer. Under-mounted stainless steel Rangemaster sink with mixer tap over and window overlooking the garden.

First Floor

Carpeted stairs rise to a landing. The first floor comprises two large double bedrooms and a luxurious bathroom, comprising free standing bath with ball and claw feet, vanity unit wash basin, shower, heated towel rail and W.C.

Both bedrooms have built-in wardrobe storage, high ceilings and bedroom 1 benefits from a bay window overlooking the front aspect.

Outside

Enclosed by a pebbled wall is a courtyard with space for a dining table and chairs with gravelled floor.

Services

Mains electric, water and drainage, heating is provided by gas fired boiler located in the airing cupboard in Bedroom 1 and delivered via radiators.

Tenure

The property is offered Leasehold with the benefit of a 999 year lease from March 1919. The Freehold belongs to the property and the titles could be merged.

Council Tax

Band B

EPC

Rating C

Postcode

PO36 8EZ

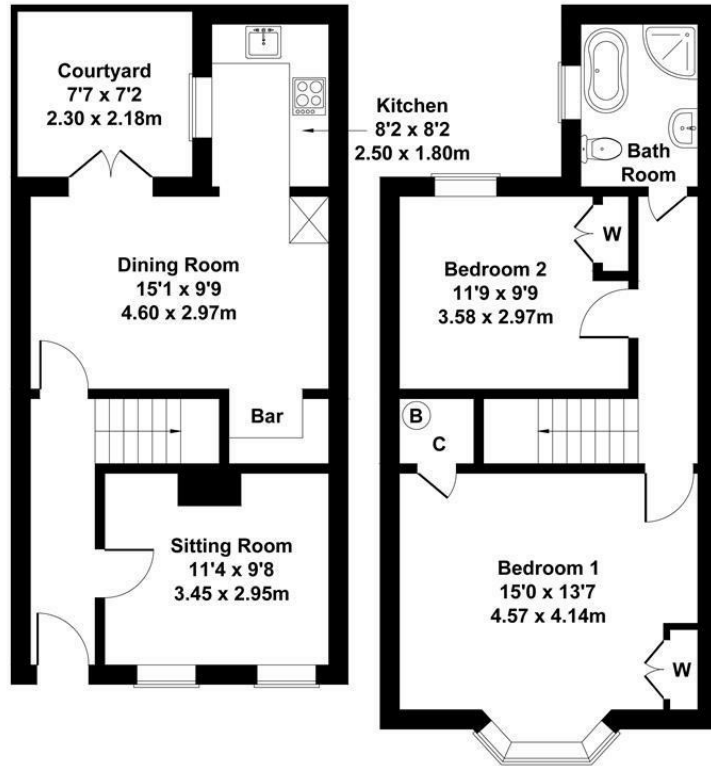
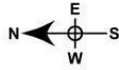
Viewings

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



6 Wilkes Road

Approximate Gross Internal Area
829 sq ft - 77 sq m



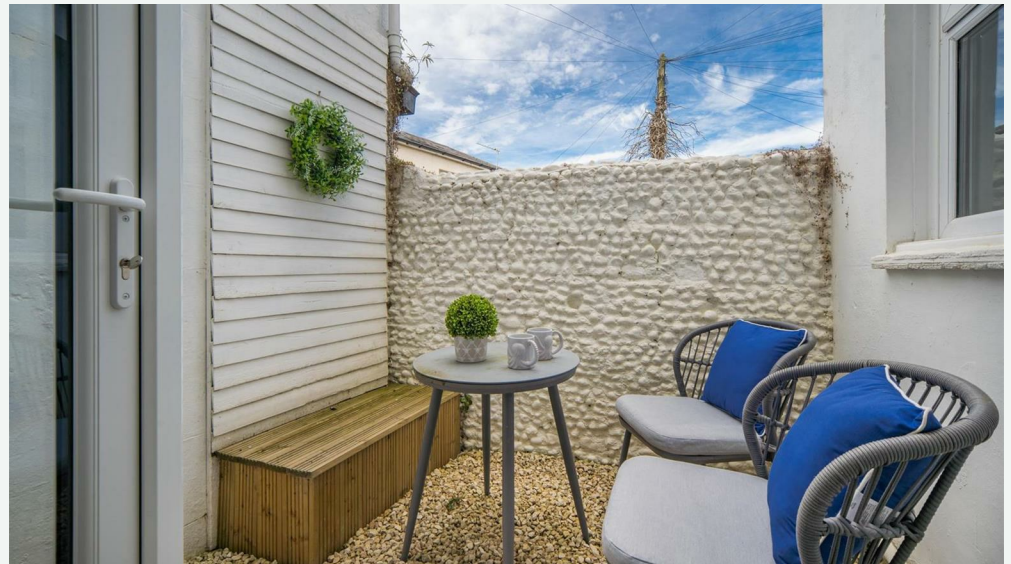
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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