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wright
estate agency



- Charming Ground Floor Apartment
- Good Sized Lounge & Separate Kitchen/Diner
- Views of Sandown Bay & Culver Down

- 2 Double Bedrooms
- Allocated Parking
- CASH BUYERS ONLY

- Cliff Path Location
- Communal Lounge & Balcony
- CHAIN FREE

3 Cottage on the Cliff, Cliff Road, Lake, PO36 8NS

Offers Over £110,000

This charming ground floor apartment forms part of Cottage on the Cliff, a converted character building, ideally positioned for easy access to the sea front, with miles of sandy beaches and coastal paths to explore. The apartment enjoys direct access to the Cliff Path and allocated parking located at the rear of the building. The well-tended front garden and communal lounge with balcony are available to residents of the building. Sandown town centre, the local train station with direct ferry links to the mainland and a variety of popular eateries are all within walking distance.

The well-proportioned accommodation comprises 2 double bedrooms, a good sized lounge with bay window, separate kitchen/diner and shower room. Additionally, the apartment enjoys access to a communal drying area and bin storage located at the rear of the building.

The sought after coastal setting, ground floor accommodation and parking makes this an equally attractive full-time or holiday home/holiday let investment for anyone looking to enjoy life by the sea in one of the Island's most popular seaside locations. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE apartment has to offer!



Accommodation

Communal Entrance

Private Hallway

Lounge

16'3 into bay x 12'1 (4.95m into bay x 3.68m)

Kitchen/Diner

10'10 x 10'8 (3.30m x 3.25m)

Bedroom 1

12'2 x 10'6 (3.71m x 3.20m)

Bedroom 2

10'9 x 10'8 (3.28m x 3.25m)

Shower Room

7'6 x 5'8 (2.29m x 1.73m)

Outside

To the front of the building the communal garden is laid mainly to lawn with a variety of established shrubs and plants. To the rear of the building there is a communal drying area and bin storage, with gated access leading to the allocated parking.

Communal Lounge & Balcony

Leasehold Information

Lease - 99 years from 1987

Share of freehold

Maintenance £90 a month

Holiday letting is permitted

Pets are permitted as long as they do not cause any annoyance to the other owners/occupants of the building.



Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

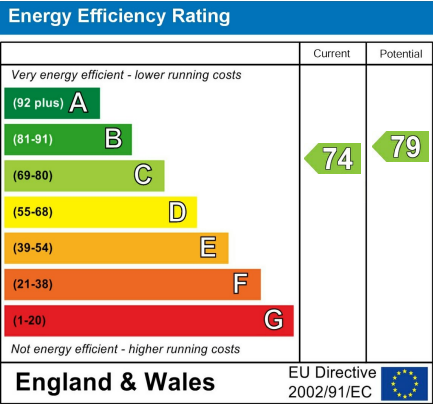
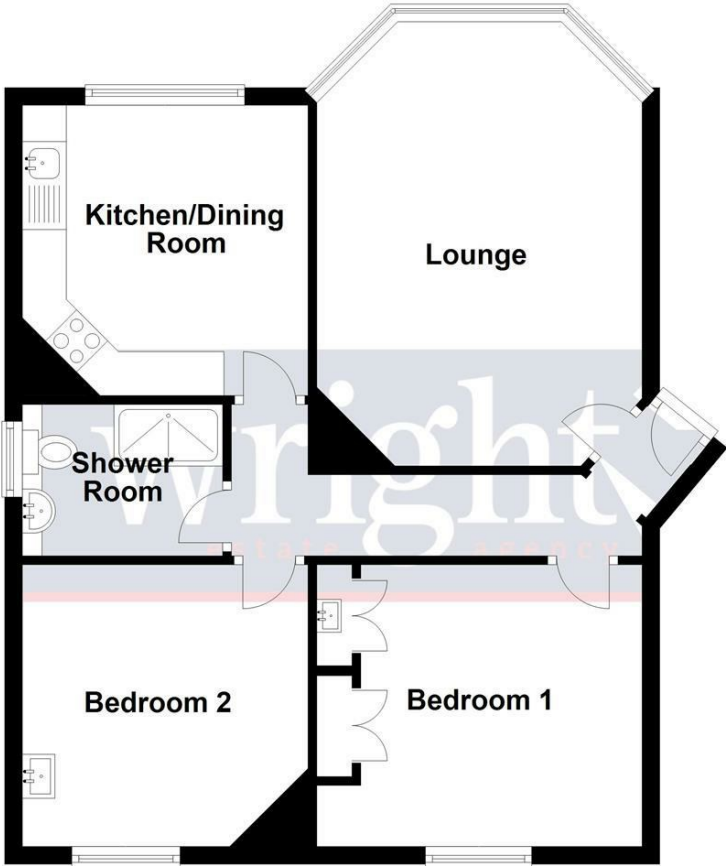
Council Tax

Council Tax Band B - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.


Ground Floor



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.




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PROTECTED



Viewing: Date Time