



- Semi-Detached House
- Driveway & Garage
- CHAIN FREE
- 2 Bedrooms
- Enclosed Rear Garden
- Close to Local Amenities
- Extended Ground Floor Accommodation
- Countryside Views
- Viewing Recommended!

115 Perowne Way, Sandown, PO36 9DY

£239,950

This chalet style semi-detached house enjoys views towards Brading Down and is conveniently located within easy reach of Sandown town centre, the local train station with direct ferry connections to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The flexible accommodation has been extended and comprises a lounge, dining room, sitting room, kitchen and shower room on the ground floor, with 2 bedrooms and the bathroom on the first floor. Additionally, the property benefits from a driveway, attached garage, workshop/potential utility room and lawned gardens to the front and rear.

The popular location, flexible accommodation and lovely views makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to appreciate everything this fantastic CHAIN FREE property has to offer!



Accommodation

Entrance Hall

Lounge

12'7 x 12'2 plus recess (3.84m x 3.71m plus recess)

Dining Room

10'3 x 9'5 (3.12m x 2.87m)

Sitting Room

9'8 x 7'9 (2.95m x 2.36m)

Shower Room

Kitchen

10'3 x 8'7 (3.12m x 2.62m)

Inner Lobby

Garage

16'2 x 9'3 (4.93m x 2.82m)

Workshop

11'5 x 8'9 (3.48m x 2.67m)

First Floor Landing

Bedroom 1

12'3 x 10'5 (3.73m x 3.18m)

Bedroom 2

9'1 x 8'6 (2.77m x 2.59m)

Bathroom

Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking and access to the garage with an up and over door. The enclosed rear garden is also laid to lawn with a patio area.



Services

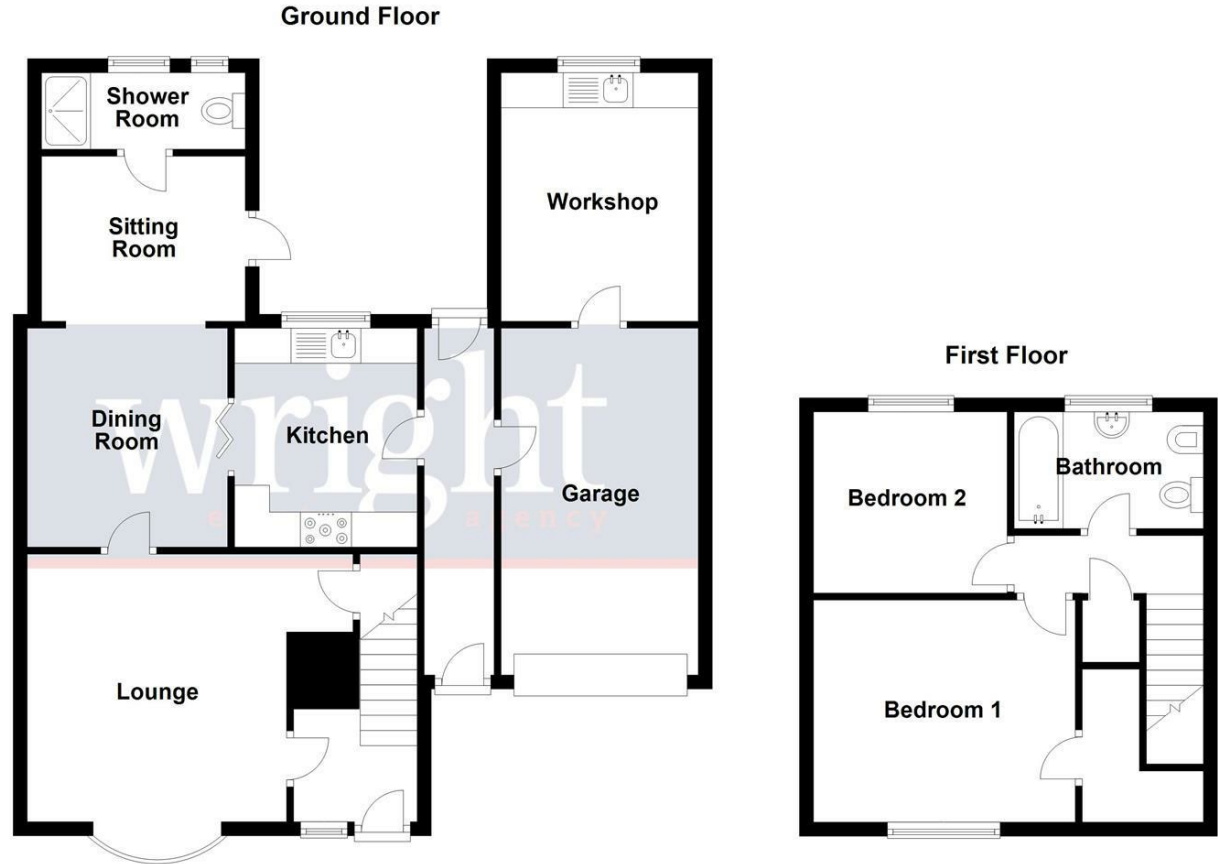
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band C - 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.



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		

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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time