



- CHAIN FREE
- Some Modernisation Required
- Tucked Away Location

- Terraced Home
- Resident's Parking
- Enclosed Rear Garden

- 2 Bedrooms
- Easy Access to Beach
- Viewings Welcome

6 Sunnyside Gardens Talbot Road, Lake, Isle of Wight, PO36 8NL

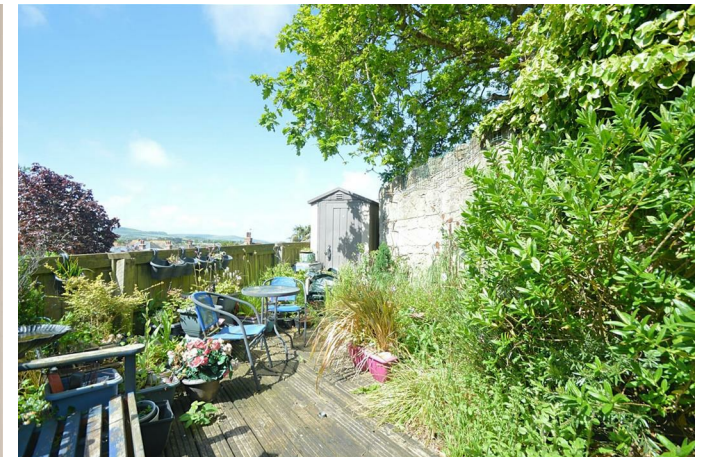
**£199,950**



This mid-terrace home is tucked away in a small cul-de-sac, located just a stone's throw from the Cliff Path. The beach is within easy walking distance, with the nearby town centre, leisure centre, doctor's surgery, and bus stops with a regular service between Sandown and Shanklin all close by.

The accommodation would benefit from some upgrading and comprises a lounge/dining room and separate kitchen on the ground floor, with 2 bedrooms and the bathroom on the first floor. Additionally, the property benefits from an enclosed rear garden and resident's parking located at the front of the home.

The fantastic tucked away location, parking, and opportunity to put your own stamp on the property, makes this an ideal first time buyer, retirement or holiday home for anyone looking to enjoy the many benefits of life by the sea. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE property has to offer!



## Accommodation

### Lounge/Dining Room

20'4 max x 11'2 (6.20m max x 3.40m)

### Kitchen

12'2 x 8'8 (3.71m x 2.64m)

### First Floor Landing

### Bedroom 1

11'2 x 9'7 (3.40m x 2.92m)

### Bedroom 2

11'2 x 8'9 (3.40m x 2.67m)

### Bathroom

### Outside

To the front of the property there is resident's parking. The enclosed rear garden enjoys a good degree of privacy and seclusion.





**Services**

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

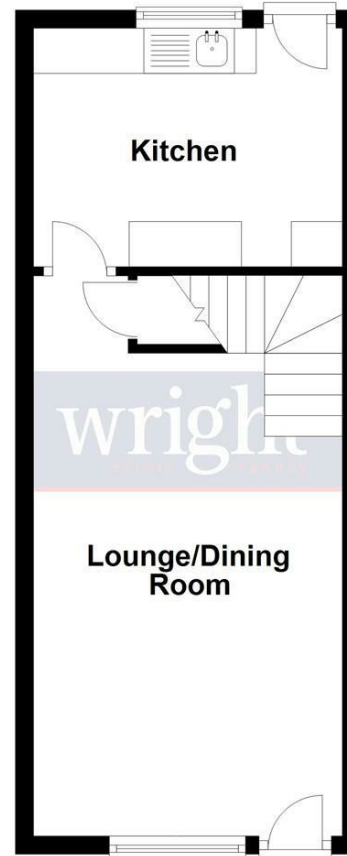
**Council Tax**

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

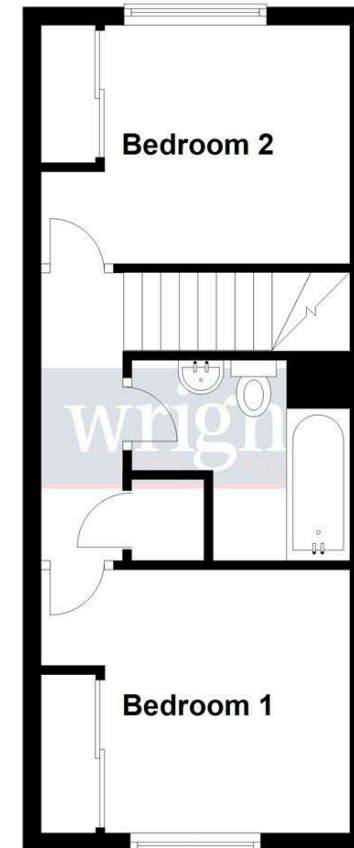
**Agents Notes**

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**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

**Viewing:**      Date .....      Time .....