



- Ground Floor Masionette
- Convenient Location To Amenities
- A Must View Home

- Off Road Parking Space
- Stunning Kitchen/Dining Room
- Modern Shower Room

- 2 Double Bedrooms
- Private Garden To Rear
- Electric Heating

7 Grafton Street, Sandown, Isle of Wight, PO36 8JJ

**£180,000**

This wonderful 2 bedroom ground floor maisonette is located minutes from the town centre and the lovely sandy beaches. The home benefits from its own rear garden, and an off road parking space at the front of the building. Internally the presentation is stunning, the superb open plan kitchen/dining room overlooks the rear garden. The delightful separate lounge also provides doors to the rear garden. Evident within the home is the character and tall ceilings, and this continues into the large main bedroom. The home is complemented with a modern shower room and a separate utility area for the washing machine and storage.

Outside the side gated access leads to a welcoming hallway. The rear garden is of a generous size. The parking space is allocated and there is also a visitor space as and when available. This is a great opportunity for those looking for a seaside home, a great lifestyle opportunity and a home with its own garden. Contact our Shanklin branch to arrange your viewing today.



# Accommodation

## Entrance Hallway

## Lounge

13'9 x 11'11 (4.19m x 3.63m)

## Kitchen/Dining Room

11' max x 21'11 max (3.35m max x 6.68m max)

## Bedroom 1

15'9 x 13'11 (4.80m x 4.24m)

## Bedroom 2

8'4 x 8'2 (2.54m x 2.49m)

## Shower Room

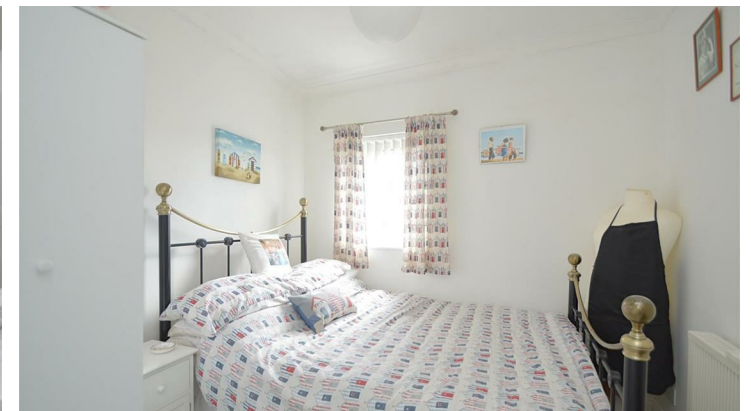
8' max x 6'7 max (2.44m max x 2.01m max)

## Utility Area

8'3 x 3'2 (2.51m x 0.97m)

## Off Road Parking

There is one allocated parking space for the property.



**Rear Garden**

The garden is mainly laid to decking and can be accessed from the Lounge or Dining Area. There is a garden shed.

**Services**

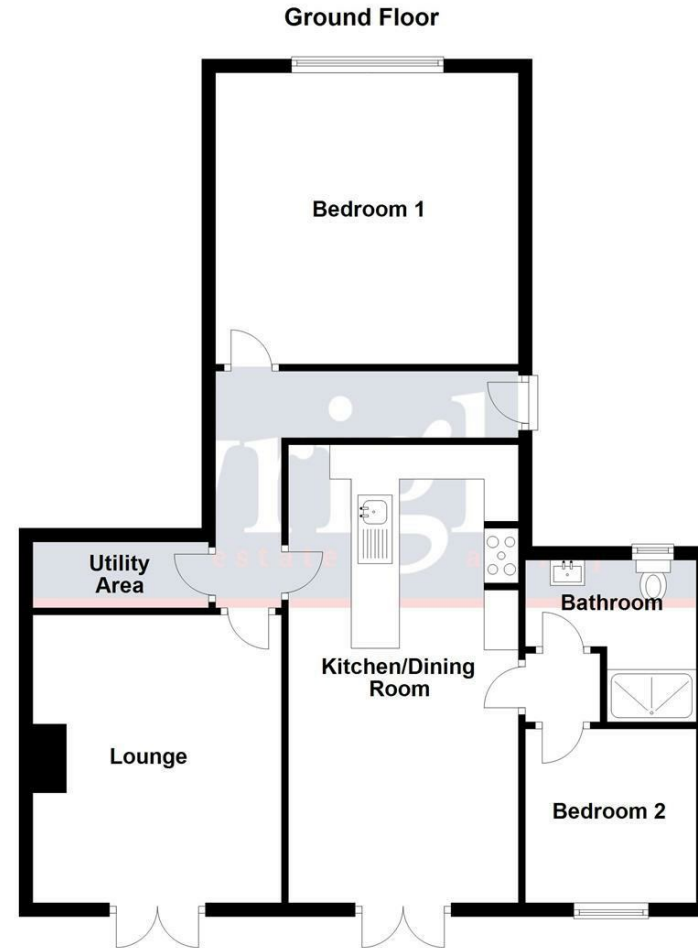
Unconfirmed: electric, telephone, mains water and drainage.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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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**Viewing:**
Date .....
Time .....