



- Terraced Character Home
- Great Lifestyle Purchase
- Rear Courtyard Garden with Outbuilding

- Stunning Sea Views
- 3 Bedrooms
- Great Potential Holiday/2nd Home

- Renovation Required
- Gas Central Heating
- Convenient for the Town Centre

31 Culver Parade, Sandown, Isle of Wight, PO36 8AT

£250,000

****OPEN HOUSE SATURDAY 13th JULY - 10am to 12pm BY APPOINTMENT ONLY****

This home is a great opportunity for those seeking a project. However, this fabulous location is just metres away from Sandown's sandy beaches, with access to the town centre just adding to the home's appeal. The property enjoys wonderful sea views and a pretty front garden. The rear garden is a courtyard, but with good storage facilities.

The home has a front conservatory leading into the large lounge. The kitchen is separate, with the downstairs incorporating a scullery, separate toilet, and a wet room. The first floor offers three bedrooms. For those seeking a 2nd home or as a holiday let then this could be ideal. The previous owner had lived here for over 60 years and now the opportunity arises for a new owner to enjoy this great home in a great seaside location. Please contact Wrights in Shanklin to arrange your viewing today.



Accommodation

Conservatory

9'8 x 5'10 (2.95m x 1.78m)

Lounge

17'2 max x 11'1 (5.23m max x 3.38m)

Kitchen

10'5 x 8'0 (3.18m x 2.44m)

Scullery

7'1 max x 7'11 max (2.16m max x 2.41m max)

Wet Room

6'4 max x 4'10 max (1.93m max x 1.47m max)

W.C.

3'10 x 2'8 (1.17m x 0.81m)

Bedroom 1

14'5 x 8'6 (4.39m x 2.59m)

Bedroom 2

11'1 x 9'2 max (3.38m x 2.79m max)

Bedroom 3

8'0 x 7'7 (2.44m x 2.31m)

Outside

There is a delightful gated front garden. At the rear is a courtyard garden, with a small outbuilding/shed. There is rear gated access via other rear gardens. Please be aware there is no parking with this property.



Services

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

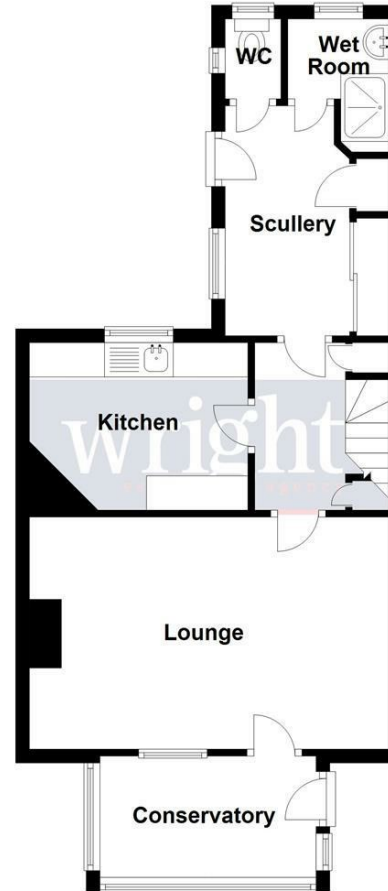
Council Tax

Band C - Please contact The Isle of Wight Council.

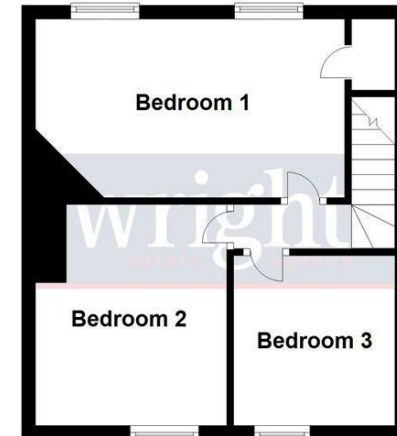
Agents Notes

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time