



- Substantial Character Home
- Large Lawned Garden
- CHAIN FREE

- RENOVATION REQUIRED
- Driveway & Garage
- Ideal for a Large Family

- 5 Bedrooms & 4 Reception Rooms
- Short Walk to Town & Beach
- Viewings Welcome

42 Victoria Road, Sandown, PO36 8AL

£450,000

This substantial character home is conveniently located within easy walking distance of the seafront with miles of golden beaches and coastal paths to explore. The nearby town centre provides access to a range of shops and supermarkets to choose from. The local train station is only 5 minutes away and benefits from direct ferry connections to the mainland. The property is need of EXTENSIVE RENOVATION having been in the same family for over 60 years, and offers great potential for someone to put their own stamp on this charming detached property.

The generously proportioned accommodation with its high ceilings and many original features comprises 4 reception rooms, kitchen, bathroom, separate W.C and a workshop area on the ground floor, with 5 bedrooms, a study, office, additional bathroom, and another separate W.C on the first floor. The property also benefits from driveway parking, an attached garage, and a very large lawned rear garden.

The very convenient location, substantial accommodation and potential for improvement makes this an ideal project for anyone looking to put their own stamp on a character home in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this imposing detached home has to offer.



Garage

13'11 x 12'6 (4.24m x 3.81m)

Inner Porch

Entrance Hallway

16' x 10'6 (4.88m x 3.20m)

Lounge

20'1 into bay x 13'11 (6.12m into bay x 4.24m)

Dining Room

15'7 x 14' (4.75m x 4.27m)

Sitting Room

12'8 x 12'2 (3.86m x 3.71m)

Kitchen

17'9 x 9'9 max (5.41m x 2.97m max)

Breakfast Room

13'11 x 10'11 (4.24m x 3.33m)

W.C

Bathroom

9'5 x 8'11 (2.87m x 2.72m)

Workshop

14'6 x 9'1 (4.42m x 2.77m)

First Floor Landing

Bedroom 1

16'9 into bay x 14'5 (5.11m into bay x 4.39m)

Bedroom 2

15'8 x 14' (4.78m x 4.27m)

Bedroom 3

13' x 12'2 (3.96m x 3.71m)

Bedroom 4

13'10 x 8'1 (4.22m x 2.46m)

Bedroom 5

13'7 x 8'10 (4.14m x 2.69m)

Bathroom

9'10 x 5'9 (3.00m x 1.75m)



W.C

Study

13'2 x 9' (4.01m x 2.74m)

Office

9'8 x 5'1 (2.95m x 1.55m)

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 extensive rear garden is laid mainly to lawn with a patio area, pond, shed and covered potting area.

Services

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

Council Tax

Band G - 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 Tomblesons Surveyor's £15 voucher, Daniels Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time