



- Spacious Semi-Detached House
- 2 Reception Rooms & Sun Room
- Popular Semi-Rural Location

- 4 Bedrooms
- Extensive Gardens
- Close to Local Supermarkets

- Large Modern Kitchen/Breakfast Room
- Ample Driveway Parking
- Viewings Welcome

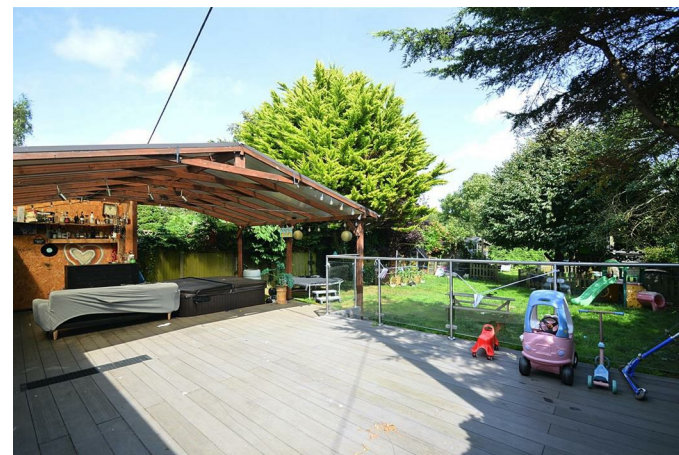
Sunny Patch Alverstone Road, Apse Heath, Isle of Wight, PO36 0LE

**£425,000**

This extended semi-detached house is located in the popular semi-rural hamlet of Apse Heath with miles of unspoilt countryside and woodlands on the doorstep. Shanklin and Sandown town centres are both only 10 minutes away by car, with a choice of schools, several local supermarkets, train stations with mainland transport links, and the seafront all within easy reach.

The generously-proportioned accommodation comprises an entrance hall, lounge, dining room, large kitchen/breakfast room, sun room, utility, and cloakroom on the ground floor, with 4 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from ample off road parking on the large gravelled driveway and an extensive rear garden backing onto open countryside.

The very flexible accommodation, extensive gardens, and surrounding countryside makes this an ideal home for anyone looking to enjoy Island life in one of its most popular semi-rural settings. A viewing is recommended to fully appreciate everything this substantial semi-detached home has to offer!



# Accommodation

**Porch**

**Entrance Hall**

**Lounge**

16'2 into bay x 12'6 (4.93m into bay x 3.81m )

**Dining Room**

13'5 x 10'5 (4.09m x 3.18m )

**Sun Room**

17'9 x 8'1 (5.41m x 2.46m)

**Kitchen/Breakfast Room**

24'8 max x 21' 8 max (7.52m max x 6.40m  
2.44m max)

**Utility Room**

7'8 x 4'11 (2.34m x 1.50m)

**Cloakroom**

**First Floor Landing**

**Bedroom 1**

15'9 into bay x 12'7 (4.80m into bay x 3.84m)

**Bedroom 2**

13'1 x 10'6 (3.99m x 3.20m)

**Bedroom 3**

12'3 x 6'10 (3.73m x 2.08m)

**Bedroom 4**

9'1 x 7'9 (2.77m x 2.36m)

**Family Bathroom**



**Outside**

To the front of the property the extensive driveway provides ample off road parking. Gated side access leads to the generous rear garden, which is laid mainly to lawn with a large decked area with bar, workshop, and well-built children's climbing frame.

**Services**

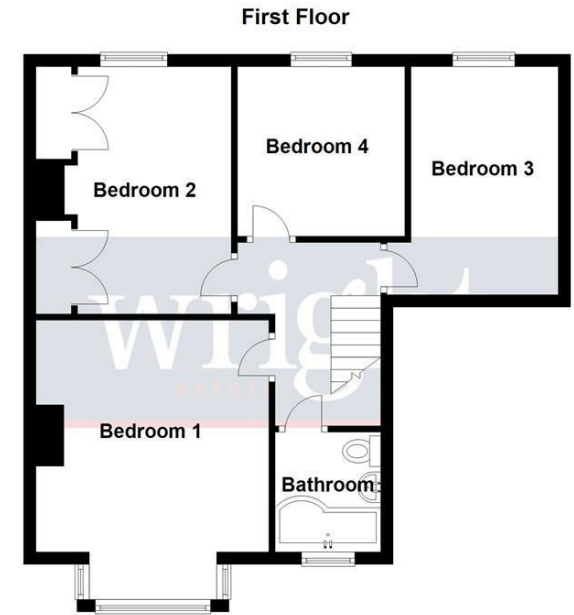
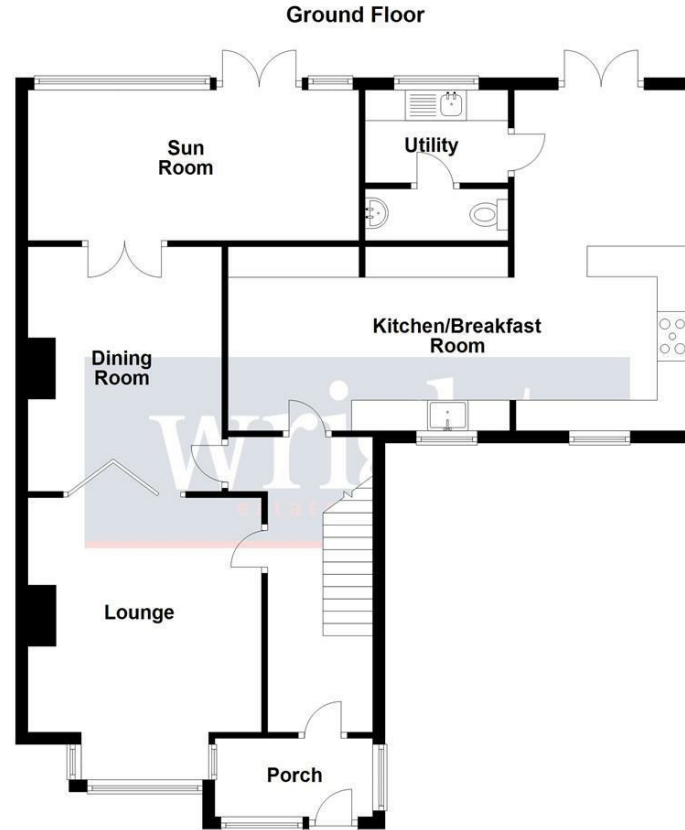
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Band D - 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		71	80
(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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**Viewing:**    Date .....    Time .....