



- Charming Detached Home
- 4 Good Sized Bedrooms
- Family Bathroom & Separate Shower Room
- Generously Proportioned Reception Rooms
- Kitchen & Utility Area
- Driveway Parking for Several Cars
- Short Walk to the Town Centre & Seafront
- Ideal Family Home
- Viewings Welcome

The Cottage 54 St. Johns Road, Sandown, PO36 8HE

£450,000

This charming detached property with its many character features has undergone extensive modernisation in recent years, and is ideally positioned for easy access to the nearby town centre, the beach with miles of sandy beaches to explore, and the train station with direct ferry connections to the mainland. The local leisure centre, doctor's surgery, schools, and supermarkets are all just a few minutes away by car.

The generously proportioned accommodation comprises an impressive dining room with a wood burner, a large lounge with triple-aspect windows and a wood burner, good sized kitchen with adjacent utility area, and a downstairs shower room on the ground floor, and 4 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a driveway providing off road parking for several cars, and the enclosed garden, which is laid mainly to lawn.

The easy access to the town centre and seafront, beautifully presented, family-friendly accommodation, and many character features makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most popular coastal locations. A viewing is a must to fully appreciate everything this truly impressive detached home has to offer!



Accommodation

Entrance Porch

Dining Room

18'7" into bay x 16' plus recess (5.66m into bay x 4.88m plus recess)

Lounge

16'10" into bay x 14'2" (5.13m into bay x 4.32m)

Kitchen

14'2" x 12'10" (4.32m x 3.91m)

Utility Area

Shower Room

Inner Hallway & Lobby

First Floor Landing

Bedroom 1

14'3" x 13' (4.34m x 3.96m)

Bedroom 2

14'4" x 9'3" (4.37m x 2.82m)

Bedroom 3

16'5" max x 9'6" max (5.00m max x 2.90m max)

Bedroom 4

10'1" x 8'2" (3.07m x 2.49m)

Family Bathroom

Outside

To the side of the property the block paved driveway provides off road parking for several cars. The lawned garden enjoys a West facing aspect, and is ideally positioned to enjoy the afternoon sun.



Services

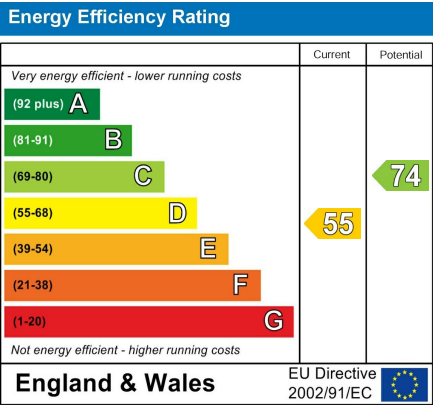
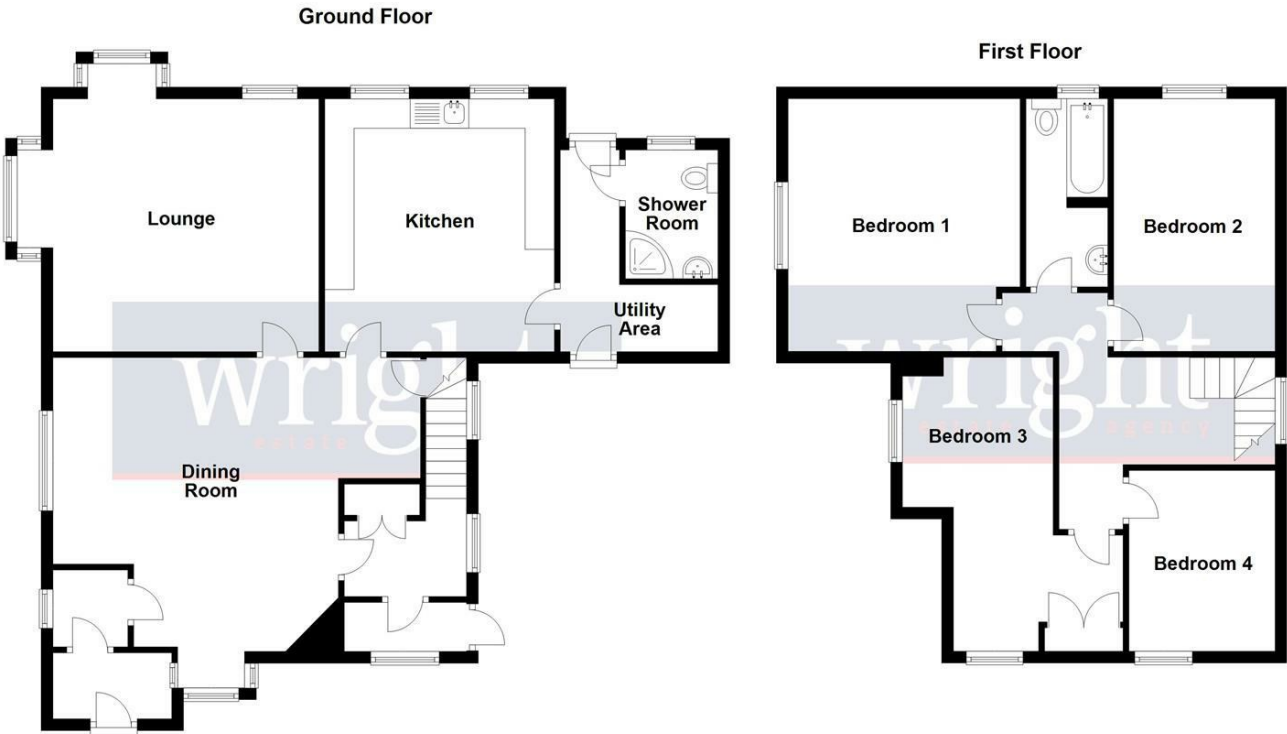
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band E - 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.



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