



- SUPERB Detached Home
- Flexible Accommodation with Annexe Potential
- 4 Double Bedrooms
- Fantastic SEAFRONT Location
- In and Out Driveway Providing Ample Parking
- Immaculately Presented Throughout
- Private Balcony with Impressive SEA VIEWS
- Beautiful Enclosed Rear Garden
- Viewings Welcome

Little Elm Yaverland Road, Sandown, Isle of Wight, PO36 8QB

£795,000

Ideally positioned on Yaverland Road, this stunning home offers an exceptional sea front location that is sure to captivate. The property is superbly presented throughout, showcasing a blend of modern elegance and coastal charm.

One of the standout features of this home is the self-contained annexe, providing versatile living options that could serve as a guest suite, accommodation for an elderly relative, or even a rental opportunity. The in and out driveway adds convenience, allowing for easy access and ample parking for residents and visitors alike.

Step outside onto the balcony, where you can indulge in fantastic sea views that stretch across the horizon. This outdoor space is perfect for enjoying morning coffee or evening sunsets, making it an ideal spot for relaxation and entertainment.

With its prime location, elegant presentation, and thoughtful features, this property is a rare find in the heart of Sandown. Whether you are seeking a family home or a seaside retreat, this house promises a lifestyle of comfort and beauty by the sea.



Porch

Entrance Hall

Shower Room

Dining Room

16'10 x 13'9 (5.13m x 4.19m)

Breakfast Room

10'9 x 10'4 (3.28m x 3.15m)

Kitchen

10'4 x 8'8 (3.15m x 2.64m)

Utility Room

10' x 4'9 (3.05m x 1.45m)

Study

10'5 x 10' (3.18m x 3.05m)

Garage

10' x 8'4 (3.05m x 2.54m)

Sitting Room

12'11 x 12' (3.94m x 3.66m)

Second Kitchen

11'3 x 7'1 (3.43m x 2.16m)

Bedroom 3

13'7 plus recess x 9'7 (4.14m plus recess x 2.92m)

Bedroom 4

10' x 9'11 (3.05m x 3.02m)

Bathroom

Conservatory

12'4 x 10'1 (3.76m x 3.07m)

First Floor

Lounge

29'6 max x 16' plus window recesses (8.99m max x 4.88m plus window recesses)

Balcony

Bedroom 1

13'9 x 10'3 plus walk-in wardrobe (4.19m x 3.12m plus walk-in wardrobe)



Bedroom 2
11'7 max x 11'2 (3.53m max x 3.40m)

Bathroom

Outside
To the front of the property the large 'in and out' driveway provides ample off road parking and access to the garage. Gated side access leads to lovely lawned garden with a decked area, and mature hedges that offer a good degree of privacy and seclusion. There is access to a large storage space under the property, which is ideal for kayaks, surf boards etc.

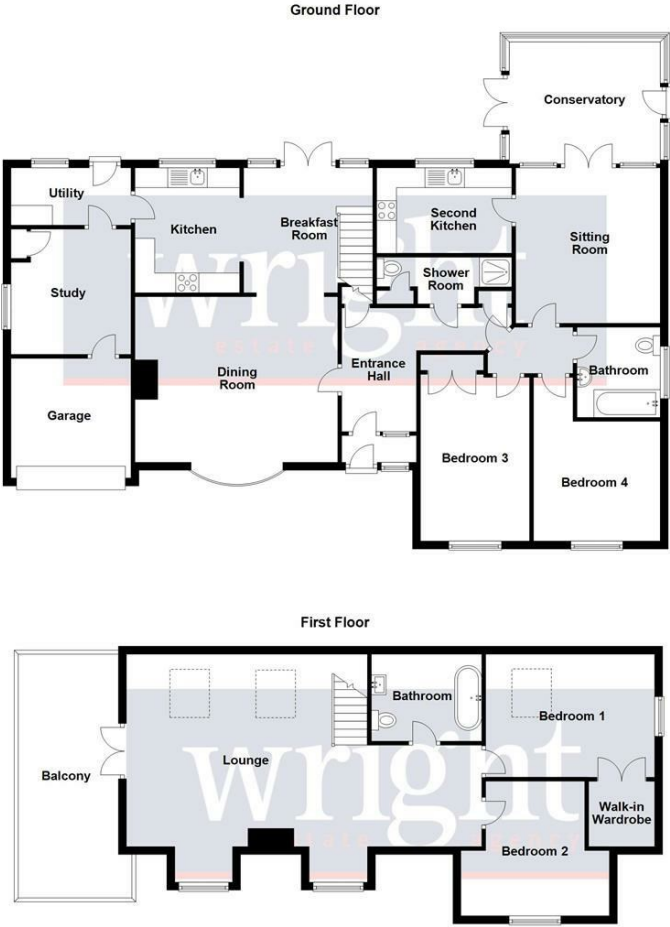
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.


Council Tax
Band F - 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, Daniells Harrison Surveyors £50, Connells Surveyors £100.






33 Regent Street, Shanklin, Isle of Wight, PO37 7AF




Phone: 01983 866822

Email: shanklin@wright-iw.co.uk



PROTECTED



Viewing: Date Time