

shanklin@wright-iw.co.uk

wright
estate agency



- Charming Semi Detached Home
- Good Sized Kitchen/Breakfast Room
- Ideal Family Home

- 3 Double Bedrooms
- Many Character Features
- Short Walk to Local Schools, Train Station & Beach

- 2 Reception Rooms
- Large Lawned Rear Garden
- Viewings Welcome

29 Grove Road, Sandown, Isle of Wight, PO36 9BG

£355,000

This charming semi-detached home is located in the popular seaside town of Sandown. The nearby town centre, local schools, a train station with mainland ferry links, and the seafront are within walking distance. The property has retained many of its character features, including fireplaces, original wooden flooring, and the beautiful tile hung exterior.

The well-proportioned accommodation comprises a welcoming entrance hall, 2 reception rooms, and the kitchen/breakfast room on the ground floor, with a spacious landing, 3 double bedrooms, the family bathroom, and a separate W.C on the first floor. Additionally, the property benefits from a large rear garden featuring a variety of establish plants, shrubs and trees.

The popular coastal location, spacious 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 sought after coastal towns. A viewing is recommended to fully appreciate everything this truly impressive character home has to offer!



Accommodation

Porch

Entrance Hall

Lounge

14'1 x 12'4 (4.29m x 3.76m)

Dining Room

12'11 x 10'6 (3.94m x 3.20m)

Kitchen/Breakfast Room

13'8 x 10'11 (4.17m x 3.33m)

First Floor Landing

Bedroom 1

14'1 x 10'6 (4.29m x 3.20m)

Bedroom 2

13'2 x 10'6 (4.01m x 3.20m)

Bedroom 3

11' x 9'9 (3.35m x 2.97m)

Separate W.C.

Bathroom

10'6 x 5'7 (3.20m x 1.70m)

Outside

To the front of the property there is a walled garden featuring a variety of established plants and shrubs. Gated side access leads to the large rear garden, which is laid mainly to lawn with a patio area, and benefits from a wide range of colourful plants, shrubs and trees.



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		
(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

Viewing: Date Time

