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wright  
estate agency



- Charming Cottage
- Located within 100m of the Beach
- CHAIN FREE

- 3 Bedrooms
- Private Courtyard Garden
- Gas Central Heating & Double Glazing

- Large Kitchen/Diner & Separate Lounge
- Newly Decorated Throughout
- Viewings Welcome

5 Wilkes Road, Sandown, PO36 8EZ

**OIRO £187,000**

Located in the delightful seaside town of Sandown, this charming cottage presents an exceptional opportunity for those seeking a coastal retreat. With three bedrooms, this property is perfect for those wishing to enjoy the tranquillity of beachside living.

The heart of the home is undoubtedly the spacious kitchen/dining room, which offers ample space for cooking and entertaining. This inviting area is ideal for family gatherings or hosting friends, creating a warm and welcoming atmosphere.

Step outside to discover a private courtyard garden with gated side access, a perfect spot for enjoying the fresh sea air or indulging in a spot of al fresco dining. The courtyard provides a peaceful escape, allowing you to unwind after a day at the beach.

Conveniently located, this property is less than 100m from the beach, making it easy to enjoy the sun, sand, and sea whenever you desire. Additionally, local shops are within easy reach, ensuring that all your daily needs are met without the hassle of long journeys.

This property is offered CHAIN FREE, allowing for a smooth and straightforward purchase process. Whether you are looking for a permanent residence or a holiday home, this delightful cottage in Sandown is not to be missed. Embrace the coastal lifestyle and make this charming property your own.





## Accommodation

### Lounge

13'10 x 13'5 max (4.22m x 4.09m max)

### Kitchen/Dining Room

19' x 11'11 max (5.79m x 3.63m max)

### First Floor Landing

### Bedroom 1

16'6 into bay x 13'3 max (5.03m into bay x 4.04m max)

### Bedroom 3

10'11 x 6'2 max (3.33m x 1.88m max)

### Bedroom 2

11'10 max x 10'8 (3.61m max x 3.25m)

### Walk-in Wardrobe

5'4 x 4'5 (1.63m x 1.35m)

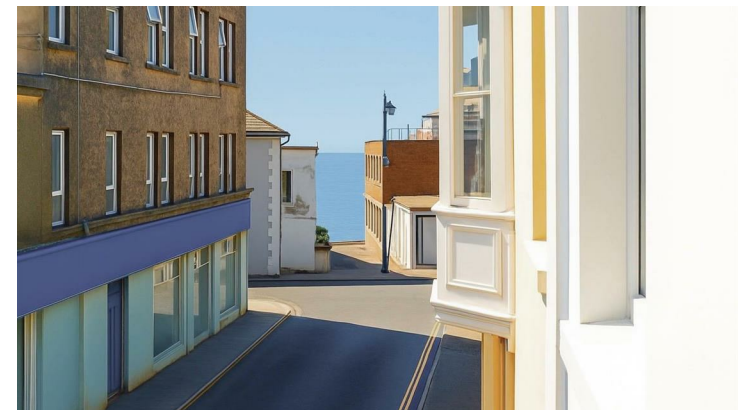
### Bathroom

8'8 x 4'3 (2.64m x 1.30m)

### Separate WC

### Outside

The rear courtyard garden enjoys direct gated access at the side of the property leading to Wilkes Road. There is a covered area, which is ideal for bin storage.



Services

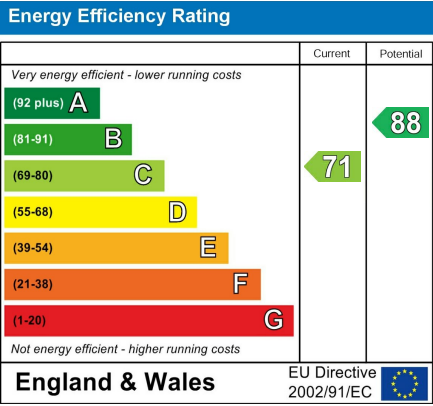
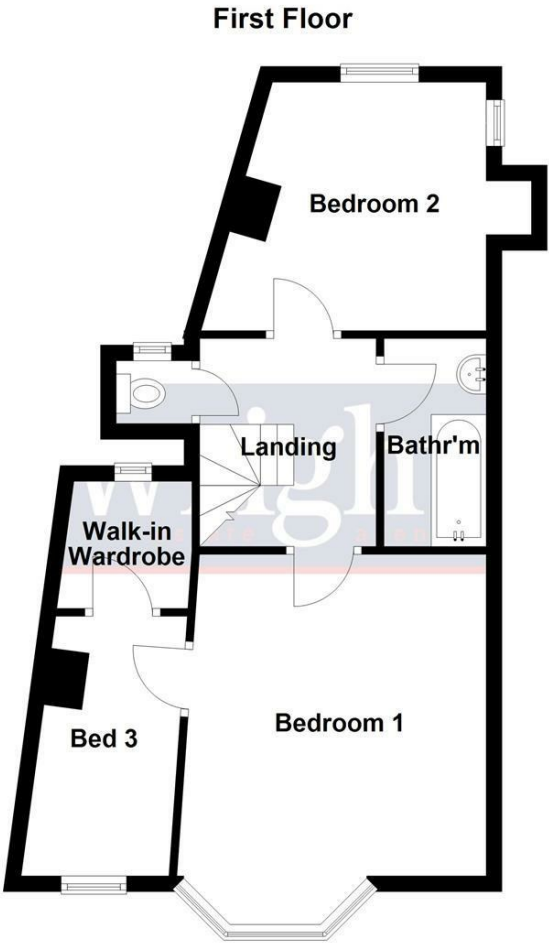
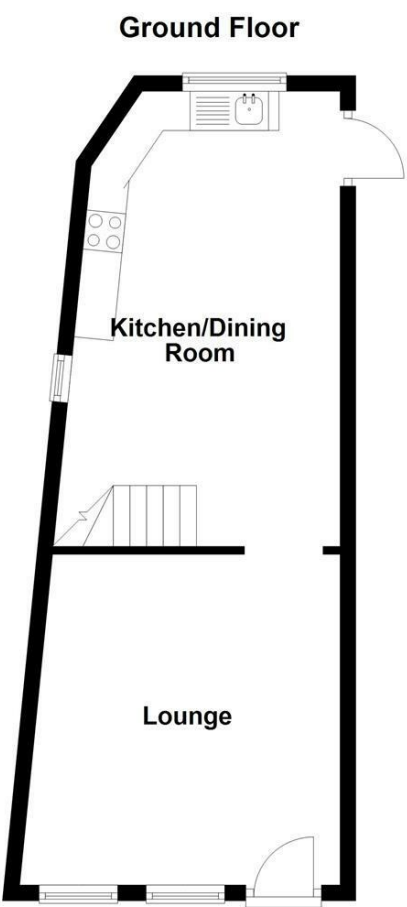
The property is provided with valid Gas Safety & Electrical Safety Inspection certificates.

Council Tax

Band B - Please contact The Isle of Wight Council.

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 fitments, 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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PROTECTED



Viewing:      Date .....      Time .....