



- Charming Semi Detached Home
- Large Kitchen/Breakfast Room
- CHAIN FREE

- 4 Double Bedrooms
- Enclosed Gardens with Outbuilding
- Modernisation Required

- 2 Spacious Reception Rooms
- Ample Driveway Parking
- Short Walk to Town Centre & Beach

Rockleaze, 3 New Street, Sandown, PO36 8NB

£349,950



Located in the delightful seaside town of Sandown, this charming semi-detached home offers a perfect blend of character and flexible living accommodation. With two spacious reception rooms and a large kitchen/breakfast room, this home provides ample space for both relaxation and entertaining. The four double bedrooms ensure that there is plenty of room for family or guests, making it an ideal choice for those seeking a comfortable living environment.

The property features a family bathroom on the first floor with two additional W.Cs and a utility area, designed to cater to the needs of a busy household. Outside, you will find driveway parking for several vehicles, a valuable asset in this sought-after coastal location. The garden extends to the side and rear of the property and features a useful outbuilding, which would make an ideal home office or garden room.

This home is not just a place to live; it is a sanctuary that exudes warmth and character, making it a wonderful opportunity for anyone looking to put their on stamp on a home in a vibrant seaside community. With its charming features and practical layout, this property is sure to appeal to families and individuals alike. Do not miss the chance to make this delightful house your new home.





**Entrance Hall**

**Lounge**

19'6 into bay x 13'2 (5.94m into bay x 4.01m)

**Dining Room**

15'10 into bay x 13'4 (4.83m into bay x 4.06m)

**Kitchen**

14'5 x 14' (4.39m x 4.27m)

**Rear Lobby**

**Store Room**

**W.C.**

**Utility**

6'11 x 5'9 (2.11m x 1.75m)

**Basement**

**Room 1**

19'3 x 6'7 (5.87m x 2.01m)

**Room 2**

7'1 x 6'7 (2.16m x 2.01m)

**First Floor Landing**

**Bedroom 1**

19'4 into bay x 13'2 (5.89m into bay x 4.01m)

**Bedroom 2**

14'5 x 14' (4.39m x 4.27m)

**Bedroom 3**

12'2 x 12'1 (3.71m x 3.68m)

**Bedroom 4**

13'4 x 9'11 (4.06m x 3.02m)

**Bathroom**

8'7 x 6'11 (2.62m x 2.11m)



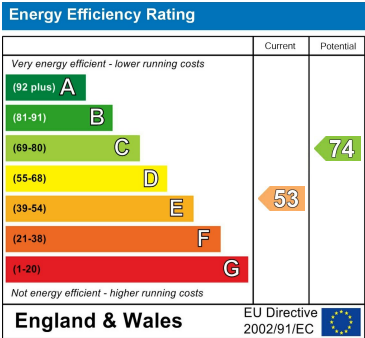
**Outside**  
 To the front of the property there is driveway parking for several cars. The garden extends down the side and to the rear of the property and features a useful outbuilding.

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

**Council Tax**  
 Band C - 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.

**N.B**  
 Please note there is a flying freehold with bedroom 3 overlapping with a room on the ground floor of the adjoining property.



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 .....