



- Ground Floor Flat
- Allocated Parking
- CHAIN FREE

- 1 Double Bedroom
- Private Entrance
- Some Modernisation Required

- Lounge & Separate Kitchen
- Close to the Cliff Path & Local Leisure Centre
- Viewings Welcome

Flat 3, Broadbeach Court Beachfield Road, Sandown, PO36 8ND

£115,000

Located in the charming seaside town of Sandown, this delightful ground floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property is offered CHAIN FREE, allowing for a smooth and hassle-free purchase.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The flat boasts a double bedroom, ideal for restful nights and peaceful mornings. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the notable features of this property is the allocated parking for one car, a valuable asset in this desirable location. Sandown is known for its beautiful beaches and vibrant community, making it an attractive place to call home.

This flat is perfect for first-time buyers, investors, or anyone looking to downsize without compromising on comfort. With its prime location and essential amenities, this property is sure to appeal to a wide range of prospective buyers. Don't miss the chance to make this lovely flat your own.



Accommodation

Entrance Hall

Lounge

14'7 x 12'5 into bay (4.45m x 3.78m into bay)

Bedroom

14'7 x 9'4 (4.45m x 2.84m)

Kitchen

11'7 x 6'6 (3.53m x 1.98m)

Bathroom

8'1 x 5'5 (2.46m x 1.65m)

Outside

To the side of the building there is a small lawned communal garden. There is allocated parking space in the car park located at the rear of the building.



Services

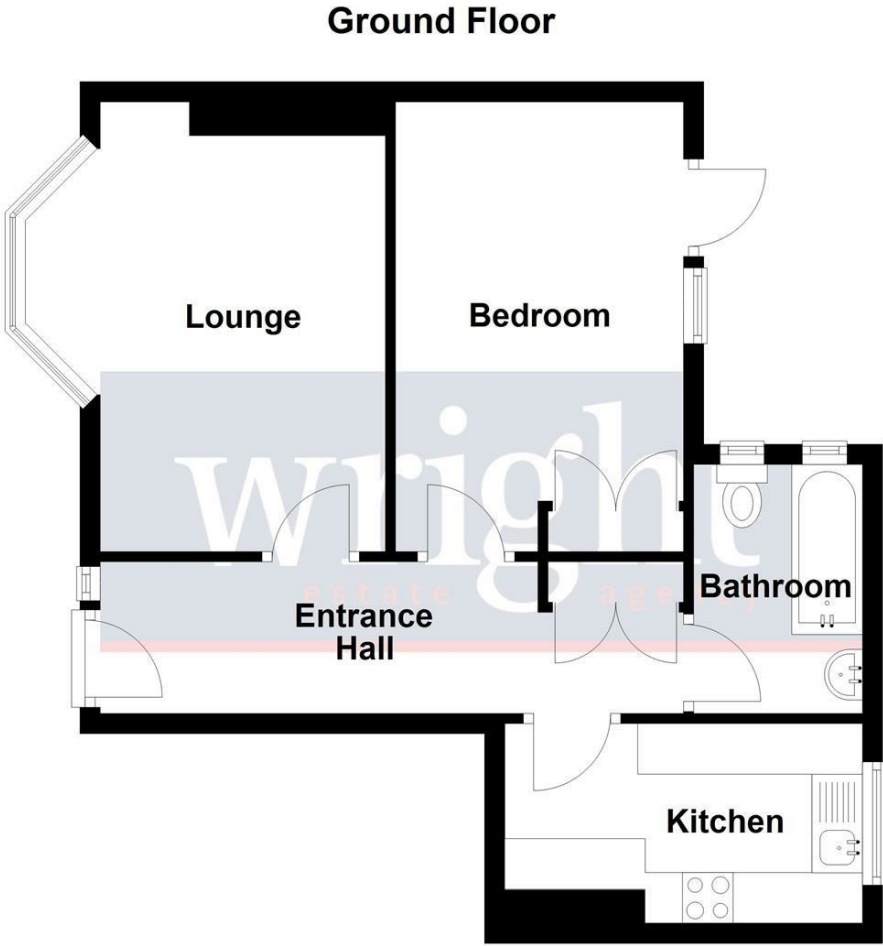
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band A - 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.

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Viewing:

Date

Time