

9 Albert Road Sandown, PO36 8AW

£215,000



IN NEED OF MODERNISATION! Is this generously-sized family home, perfectly located within short walking distance to the beach, Sandown town centre and local amenities. The property comprises good-sized lounge/dining room, ground floor bedroom, study area, kitchen and downstairs shower room. Upstairs you have three bedrooms and bathroom. Other benefits include driveway, easily maintainable rear garden, double glazing and gas central heating. **Property has Japanese knott weed**

CHAIN FREE

4 BEDROOMS

SHORT WALK TO BEACH

DETACHED HOUSE

IN NEED OF MODERNISATION

DRIVEWAY

ROOMS

Entrance Hall

Double glazed front door. Radiator. Two storage cupboards. Opening to:

Living/Dining Room 22' 0" x 13' 6" (6.70m x 4.11m)
Plus Bay Window.

Double glazed Bay window to front aspect. Two radiators. Feature fireplace. Doors off to:

Shower Room 6' 10" x 5' 1" (2.08m x 1.55m)

Double glazed window to side aspect. Low level WC. Shower enclosure. Pedestal wash hand basin. Heated towel rail.

Kitchen 16' 4" x 9' 0" (4.97m x 2.74m)

Double glazed window to rear aspect overlooking garden. Double glazed door to side aspect leading to garden. Fitted base & wall units.

Study Area 5' 8" x 6' 11" (1.73m x 2.11m)

Feature fireplace.

Bedroom 4 11' 8" x 11' 0" (3.55m x 3.35m)

Double glazed door to rear aspect leading to garden. Radiator. Double glazed window to rear aspect. Double glazed window to side aspect.

First Floor Landing

Double glazed window to side aspect. Loft hatch access. Doors off to:

Bedroom 3 9' 11" x 8' 6" (3.02m x 2.59m)

GROUND FLOOR
872 sq.ft. (80.8 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1379 sq.ft. (127.9 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the figures, we cannot accept any responsibility for errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any financial or legal transaction. The figures, however, are not intended to be a guarantee. Made and Measured 10/2023

Double glazed window to front aspect. Radiator. Door leading to:

Bedroom 1 16' 11" x 11' 9" (5.15m x 3.58m)

Double glazed window to front aspect. Radiator.

Bedroom 2 13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed windows to side & rear aspect. Radiator.

Bathroom 6' 10" x 5' 9" (2.08m x 1.75m)

Double glazed window to rear aspect. Corner bath with over shower. Radiator. Low level WC. Pedestal wash hand basin.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

