

**22 Riverview Court Avenue Road Sandown, PO36
9AL**

£245,000



This immaculately presented 2 bedroom bungalow situated within a residential mobile home park is located in Sandown, within easy reach of countryside walks, beach, bus routes. The bungalow is located within a private complex with secure gated entry, also comes with parking & generously-sized outside space. Internally you will find two good-sized bedrooms with the master bedroom boasting an en-suite, large lounge/dining/kitchen area, the kitchen is a modern kitchen with built-in appliances, modern shower room. Other benefits of the property includes Gas central heating, double glazing & air conditioning. The home will be an ideal purchase for a holiday home or for any buyers seeking safe and secure accommodation. Please note 10% of sale amount paid to site owners each time it sells and is over 45's only.

2 DOUBLE BEDROOMS

2 BATHROOMS

OFF ROAD PARKING

ENSUITE MASTER BEDROOM

SECURE GATED COMPLEX

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Lounge/Dining/Kitchen 22' 0" x 19' 0" (6.7m x 5.8m)
LVT wood effect flooring. Electric fireplace. Modern-fitted kitchen. A large open plan living/dining/kitchen area with french doors onto the rear patio overlooking the river. Integrated kitchen appliances. Air conditioning.

Bathroom 6' 7" x 5' 7" (2m x 1.7m)
Modern-fitted bathroom with a shower over the bath, basin and low level W/C. heated towel rail, frosted double glazing.

Bedroom two 9' 10" x 9' 6" (3m x 2.9m)
A good sized double bedroom with double glazing and radiator. Air conditioning.

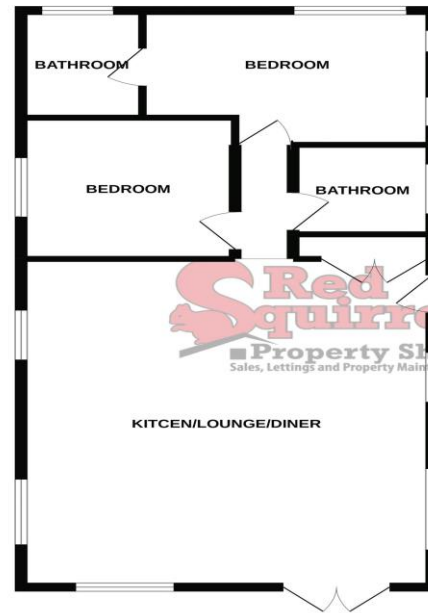
Master bedroom 8' 10" x 13' 5" (2.7m x 4.1m(max))
A good sized master double bedroom with double glazing and gas central heating, en-suite bathroom. Air conditioning.

En-suite 6' 7" x 5' 3" (2m x 1.6m)
A spacious en-suite shower room with freestanding shower, low level W/C and basin. Heated towel rail and double glazed window.

Outside

The property benefits from off road parking, side garden with artificial grass and rear patio area overlooking the river. Shed to store gas bottles.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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