

**Fernside 30 Station Avenue Sandown, PO36 9BW**

**£450,000**



**OFFERED CHAIN FREE!** The Fernside is a spacious Victorian semi-detached B&B located in the popular seaside town of Sandown, within walking distance to local shops, restaurants and Sandown's award winning Beaches. The property consists of a reception area/Entrance hall, 12 en-suite bedrooms, lounge, bar area, kitchen with a range of catering equipment, Dining room with french doors leading on to the courtyard area, Owners lounge. Outside offers a courtyard area including an annexe with two double bedrooms, living room and kitchen. The Fernside currently has a 4.5 star rating with Visit Britain, excellent Trip Advisor reviews, this could potentially be a great investment opportunities! Other benefits of the property includes Gas central heating and off-road parking for 5 or more vehicles. This property provides other opportunities subject to planning. This is a must see!!

**GREAT INVESTMENT OPPORTUNITY!!**

**ATTRACTIVE SEMI-DETACHED B&B**

**CHAIN FREE**

**12 BEDROOMS WITH EN-SUITE**

**CLOSE TO TOWN CENTRE & BEACH**

**DRIVEWAY**

ROOMS

Ground Floor

- Entrance Hall 20' 10" x 10' 10" (6.35m x 3.30m)
- Room 1 plus En-suite 9' 1" x 8' 10" (2.77m x 2.69m)
- Room 11 plus En-suite 10' 9" x 10' 6" (3.27m x 3.20m)
- Room 12 plus En-suite 18' 1" x 13' 9" (5.51m x 4.19m)
- Dining Room 22' 11" x 17' 7" (6.98m x 5.36m)
- Serving Room 10' 6" x 3' 11" (3.20m x 1.19m)
- Sitting Room 12' 4" x 11' 10" (3.76m x 3.60m)
- Utility room 13' 1" x 4' 1" (3.98m x 1.24m)
- Kitchen 23' 11" x 4' 1" (7.28m x 1.24m)
- Bar 14' 10" x 13' 0" (4.52m x 3.96m)

