

**Whitegates Royal Crescent Sandown, PO36 8LZ**

**Offers in Excess  
of £375,000**



Offered CHAIN FREE!! This spacious 4 bedroom detached family house is located in the popular seaside town Sandown, within walking distance to Sandown town center, Sandown's sandy beaches and local schools. This family home consists of a spacious kitchen, living/dining room, conservatory, sun room, single bedroom/study and downstairs WC. Upstairs consists of three double bedrooms, one benefitting from an en-suite, bathroom and WC. Outside offers a good-sized garden with patio area and greenhouse. Other benefits of the property includes a garage with power and lighting, parking for multiple vehicles, Gas central heating and double glazing. This is the perfect family home!!

4 BEDROOM

DETACHED HOUSE

DRIVEWAY/GARAGE

CLOSE TO LOCAL SCHOOLS & SANDOWN  
BEACH

SPACE FOR RENOVATIONS

GAS CENTRAL HEATING & DOUBLE GLAZING



ROOMS

Entrance Hall

**Lounge/Diner 21' 7" x 11' 7" (6.58m x 3.54m)**  
Carpet flooring. Double glazed window to front and rear aspect. French doors leading to sun room and conservatory. Gas fireplace. Radiators.

**Conservatory 11' 9" x 11' 5" (3.58m x 3.48m)**  
Tiled flooring. Double glazed windows to all aspects and door leading to the garden.

**Sun Room 17' 5" x 7' 7" (5.31m x 2.31m)**

**Bedroom 4 9' 11" x 8' 11" (3.02m x 2.72m)**  
Carpet flooring. Double glazed window to front aspect. Radiator.

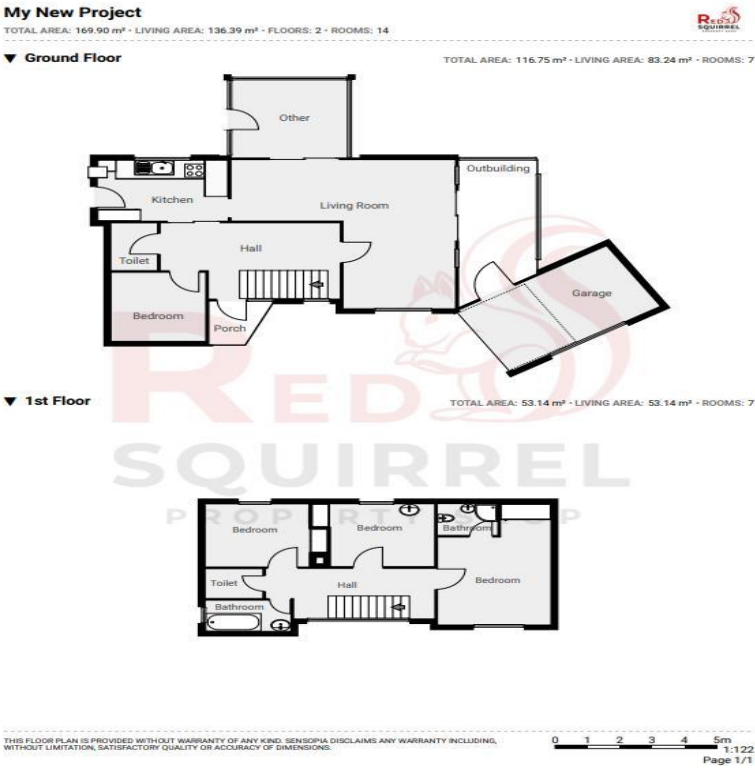
**Garage 17' 7" x 10' 4" (5.36m x 3.15m)**  
Power and lighting.

First floor landing

**Bedroom 1 16' 11" x 11' 5" (5.16m x 3.48m)**  
Carpet flooring. Double glazed window to front aspect. Radiator.

En-suite

**Bedroom 2 10' 5" x 8' 11" (3.18m x 2.72m)**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 79        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 48      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

