



Royal Crescent | | Sandown | PO36 8LZ

Offers In Excess Of £375,000



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Nestled in the charming area of Whitegates on Royal Crescent, Sandown, this delightful detached house offers a perfect blend of character and modern living. With its older architecture, the property exudes a sense of warmth and history, making it an inviting home for families or those seeking a peaceful retreat.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room. The four well-proportioned bedrooms offer comfortable accommodation, ensuring that everyone has their own private space to unwind.

With two bathrooms, morning routines will be a breeze, catering to the needs of a busy

- 4 BEDROOM
- DRIVEWAY/GARAGE
- SPACE FOR RENOVATIONS
- 2 SPACIOUS RECEPTION ROOMS
- DETACHED HOUSE
- CLOSE TO LOCAL SCHOOLS & SANDOWN BEACH
- ELECTRIC HEATING
- EXPANSIVE GARDEN

Entrance Hall

Lounge/Diner
21'7" x 11'7" (6.58 x 3.53)

Conservatory
11'9" x 11'5" (3.58 x 3.48)

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

Bedroom 4
9'11" x 8'11" (3.02 x 2.72)

Garage
17'7" x 10'4" (5.36 x 3.15)

First floor landing

Bedroom 1
16'11" x 11'5" (5.16 x 3.48)

En-suite

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

Bedroom 3
10'5" x 8'11" (3.18 x 2.72)

Bathroom

WC



My New Project

TOTAL AREA: 169.90 m² • LIVING AREA: 136.39 m² • FLOORS: 2 • ROOMS: 14



▼ Ground Floor

TOTAL AREA: 116.75 m² • LIVING AREA: 83.24 m² • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 53.14 m² • LIVING AREA: 53.14 m² • ROOMS: 7



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

Council Tax Band E
EPC Rating E

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