



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£285,000**

**Freehold**

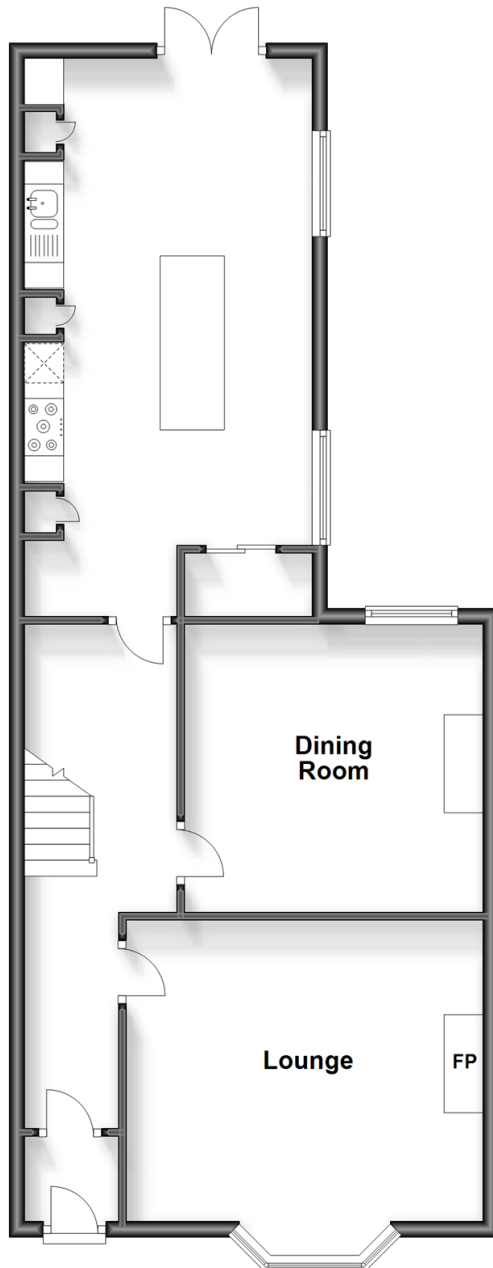
4x  1x  2x 

**Station Avenue,  
Sandown, Isle of Wight,  
PO36**

**Pittis**   
Helping you move forwards

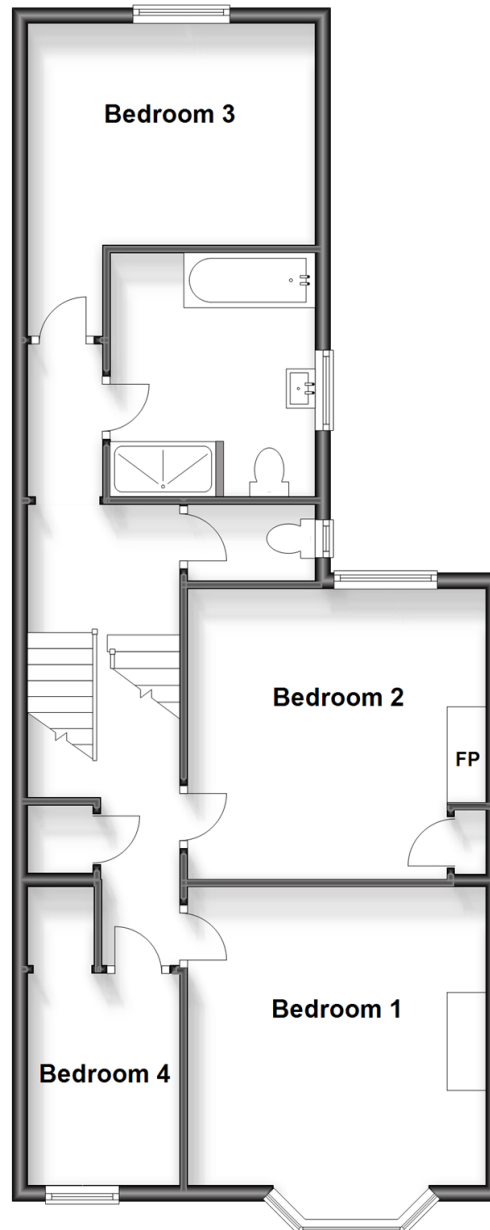
### Split Level Ground Floor

Approx. 71.5 sq. metres (769.4 sq. feet)



### Split Level First Floor

Approx. 71.5 sq. metres (769.6 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 15'3 x 14'11 (4.65m x 4.55m)

Dining Room: 12'5 x 11'10 (3.79m x 3.61m)

Kitchen/Diner: 21'5 x 12'1 (6.53m x 3.69m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 15'4 x 12'4 (4.68m x 3.76m)

Bedroom 2: 12'4 x 11'9 (3.76m x 3.58m)

Bedroom 3: 12'0 x 9'11 (3.66m x 3.02m)

Bathroom

Separate Toilet

Bedroom 4: 9'0 x 6'7 (2.75m x 2.01m)

### OUTSIDE

Front Garden

Rear Garden & Outside Shower

Off Road Parking





## Main features

- Well presented house throughout, with many character features
- Perfect home for a family
- Enclosed private garden to the rear with a driveway for 2 cars
- Good sized rooms throughout with a large open plan kitchen/diner and a separate sitting room downstairs offering options for different uses



### Nearest Schools

Primary Schools: Sandham Middle School 0.2 miles, Lake Middle School 1.0 miles, Forelands Middle School 3.9 miles

Secondary Schools: Sandown High School 0.3 miles,



### Transport Information

Train Stations: Sandown 0.1 miles, Lake 0.8 miles, Brading 1.7 miles



### Address

Station Avenue, Sandown, Isle of Wight, PO36



### Directions

For directions to this property please contact us.



