



**OVER 60?**

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

**Price**

**£330,000**

**Freehold**

4x  2x  2x 

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

**Pittis**   
Helping you move forwards





## Main features

- Beautifully presented family house close to town centre
- Spacious accommodation throughout with character and modern features
- Out building equipped with a bar area for entertaining
- Walking distance to the beaches of Sandown and all the amenities

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge: 16'2 x 13'2 (4.93m x 4.02m)  
Dining Room: 12'1 x 11'10 (3.69m x 3.61m)  
Kitchen: 17'3 x 13'2 (5.26m x 4.02m)  
Utility Room  
Shower Room

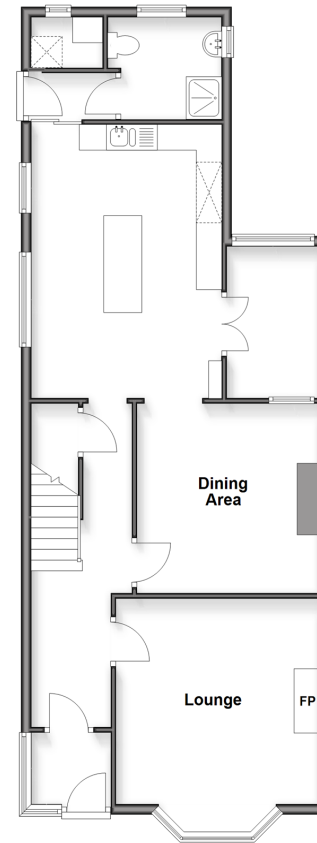
### FIRST FLOOR

Landing  
Bedroom 1 : 16'2 x 13'2 (4.93m x 4.02m)  
Separate Toilet  
Bedroom 2: 13'2 x 10'1 (4.02m x 3.08m)  
Bedroom 3 : 11'10 x 8'8 (3.61m x 2.64m)  
Bathroom  
Bedroom 4: 8'8 x 7'6 (2.64m x 2.29m)

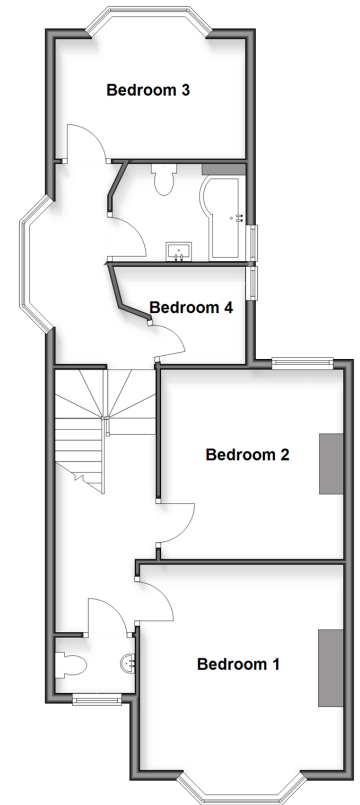
### OUTSIDE

Rear Garden  
Bar  
Off Road Parking

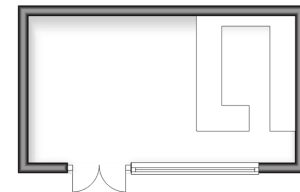
**Ground Floor**  
Approx. 78.6 sq. metres (845.7 sq. feet)



**First Floor**  
Approx. 66.8 sq. metres (719.1 sq. feet)



**Outbuilding**  
Approx. 15.0 sq. metres (161.2 sq. feet)



**Call Sandown - 01983 407444 ■ [pittis.co.uk](http://pittis.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.