

# Price £285,000

Freehold

4x 👜 2x 🕂 2x 📇

St. John's Road, Sandown, Isle of Wight, PO36



# **Ground Floor** Approx. 62.5 sq. metres (672.9 sq. feet) FP Shed Lounge Dining Room **Split Level First Floor** Approx. 57.7 sq. metres (620.7 sq. feet) Bedroom 4 Bedroom 3 Bedroom 1 Bedroom 2

# Accommodation

#### GROUND FLOOR

#### Hallway

Lounge: 14'0 x 13'9 (4.27m x 4.19m) Dining Room: 11'9 x 11'9 (3.58m x 3.58m) Kitchen: 11'6 x 8'8 (3.51m x 2.64m) Utility Area: 8'6 x 5'1 (2.59m x 1.55m) Cloakroom

## FIRST FLOOR

Landing Bedroom 1:  $14'0 \times 13'8 (4.27m \times 4.17m)$ En Suite Shower Room Bedroom 2:  $11'9 \times 11'9 (3.58m \times 3.58m)$ Bedroom 3:  $11'9 \times 7'9 (3.58m \times 2.36m)$ Bedroom 4:  $11'9 \times 5'9 (3.58m \times 1.75m)$ Family Bathroom

## OUTSIDE

Driveway Parking Front Walled Garden Courtyard Rear Garden Shed/Workshop















# **Main features**

- Well presented end of terrace character house
- Plenty of rooms lending itself to a variety of uses and living arrangements
- Private walled courtyard garden and driveway
- Perfect home for a family or even as a bolt hole/holiday let
- In a superb location situated within a short walk to Sandown town centre and the beach front, with plenty of amenities and schools also nearby

#### Nearest Schools

The Bay CE School Broadlea Primary School Shanklin C of E Primary Schools Gatten & Lake Primary School Shanklin Pre-School & Nursery



6

#### **Transport Information**

Local buses providing Island wide connections plus local train station with direct links to Ryde Pier Head.



#### Address

St. John's Road, Sandown, Isle of Wight, PO36



#### Directions

For directions to this property please contact us.





Call Sandown Branch 01983 407444 **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 59% less, by purchasing a Lifetime Lease.

