



The Fernside  
30 Station Avenue | Sandown | Isle of Wight | PO36 9BW





# Seller Insight

“ Sandown Beach is one of the Isle of Wight's finest beaches, with miles of soft golden sands gently sloped into the sheltered waters of Sandown Bay. The esplanade offers traditional seaside cafes, souvenir and beach shops, whilst the pier has amusements galore, including a crazy golf course. There are several outlets to hire deckchairs, sun loungers and windbreaks and get take away hot drinks, chips and ice creams to enjoy whilst you sit on the beach. There are a variety of great restaurants along the esplanade with indoor and outdoor seating affording stunning views across the bay.

For days out in Sandown there's the famous Dinosaur Isle – a museum of artifacts from the Jurassic coast – and the Wildheart animal sanctuary. For exploring more of the island, Sandown has regular bus routes taking you to Ryde, Newport and everywhere in between, as well as a train station for the island line, which runs regularly between Ryde and Shanklin, providing mainland commuter links via Hover Travel and the catamaran to Portsmouth.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## The Fernside

A rare opportunity has arisen to purchase an impressive eleven-bedroom guesthouse in the stunning seaside town of Sandown. Located between the train station; a 5 minute walk and the beach; a 10 minute walk, this gorgeous, Victorian townhouse has in more recent times been extended and updated to include eleven en-suite guest rooms plus separate living quarters for the owner. It is ideally located right in the heart of this hugely popular tourist destination that's renowned for its beautiful, golden, sandy beaches, family-friendly entertainment and quality bars and restaurants.

The recently updated main reception area is a lovely, bright space, with clean, white walls and laminate wood flooring, and the additional details, such as the stained-glass panels in the door, the attractive, arched window and the beautiful, wooden staircase create the wow-factor for newly arrived guests. Leading on from here is a spacious bar and lounge area with dual aspect windows and a pretty, feature fireplace with wood burning stove – the perfect place for guests to relax with a drink after a day of sightseeing. The professional grade kitchen is designed with catering in mind and benefits from aluminium workbenches, a double sink and a sizeable oven. Conveniently located next to the kitchen is the large dining room with an abundance of natural light from both a large window and French doors, that lead onto a paved area outside – great for alfresco dining in the summer months. There are three guest rooms on the ground floor, each with its own en-suite shower room, as well as an owner's sitting room.

The first floor comprises of eight further guest rooms, seven with en-suite shower rooms and one with an en-suite bathroom with a shower over the bath. All the rooms here have recently been modernised and tastefully decorated in neutral tones, creating a pleasing, clean and comfortable environment.

Outside to the front of the property is dedicated parking for numerous vehicles and to the rear is the owner accommodation. This separate unit is currently arranged as two bedrooms, one with an en-suite shower room, and a store room. Whilst it is currently used as living quarters for the owner, it could be used as additional guest rooms, thereby increasing the earning potential this fabulous property has to offer.









**Travel Information**

9.4 miles from Fishbourne to Portsmouth Ferry Terminal  
 13.2 miles from East Cowes to Southampton Ferry Terminal  
 7.1 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

Westridge Golf Centre, Brading	4.3 miles
1Leisure Heights, Sandown	0.5 miles
Sandown & Shanklin Golf Club, Sandown	1.6 miles
Waterside Pool, Ryde Esplanade	5.6 miles
Ryde Gold Club, Binstead	6.5 miles
Trotters Riding School, Ryde	5.2 miles

**Healthcare**

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
Ryde Esplanade Surgery, Ryde	01983 618388
The Tower House Surgery, Rink Road, Ryde	01983 811431

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	10 miles (01983 822099)

**Education**

**Primary Schools**  
 The Bay Primary School, Sandown  
 Brading CE Primary School, Brading  
 Broadlea Primary School, Sandown  
 St Helens Primary School, St Helens  
 The Bay CE Primary School, Sandown  
 Haylands Primary School, Ryde  
 Dover Park Nursery, Ryde  
 Greenmount Primary School, Ryde

**Secondary Schools/Colleges**  
 The Bay CE School, Sandown  
 Carisbrooke College, Newport  
 Christ The King Upper College, Newport  
 Medina College, Newport  
 Ryde Academy, Ryde  
 Ryde School with Upper Chine School, Ryde  
 The Island VI Form Campus, Newport  
 Isle of Wight College, Newport

**Learning Assisted Schools:**  
 Medina House, School Lane, Newport  
 St. Georges, Watergate Road, Newport  
 St Catherines, Grove Road, Ventnor

01983 403284  
 01983 407217  
 01983 402403  
 01983 872442  
 01983 403284  
 01983 563372  
 01983 562617  
 01983 562165

01983 403284  
 01983 524651  
 01983 537 070  
 01983 861 222  
 01983 567331  
 01983 562229  
 01983 522886  
 01982 526631

01983 522 917  
 01983 524 634  
 01983 85272

**Entertainment**

Bugle Inn, Brading  
 Hungry Bear, Brading  
 The Yarbridge Inn, Yarbridge  
 Pointers Inn, Newchurch  
 The Bandstand, Sandown  
 The Reef, Sandown  
 The Culver Haven Inn, Culver Down  
 The Propeller Inn, Bembridge

These bars and restaurants are available within a 3.5 mile radius of this home

**Local Attractions / Landmarks**

Quarr Abbey - Binstead  
 Robin Hill Country Adventure Park - Downend  
 Wildheart Animal Sanctuary - Sandown  
 Amazon World Zoo - Newchurch  
 Brading Roman Villa - Brading  
 Bembridge Windmill - Bembridge  
 Osborne House - East Cowes  
 Rosemary Vineyard - Ashy



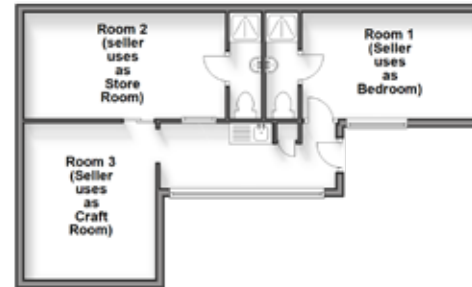
**Ground Floor**  
Approx. 209.5 sq metres (2254.5 sq feet)



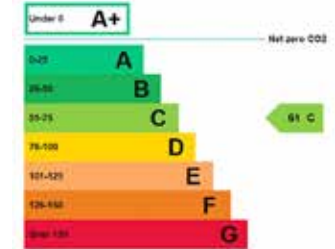
**First Floor**  
Approx. 180.8 sq metres (1948.0 sq feet)



**Outbuilding**  
Approx. 45.6 sq metres (493.1 sq feet)



Council Tax Band: A  
Tenure: Freehold



**GROUND FLOOR**

Entrance / Reception	20'10 x 10'10
Room 1 plus En-Suite	9'1 x 8'10
Room 11 plus En-Suite	10'9 x 10'6
Room 12 plus En-Suite	18'1 x 13'9
Dining Room	22'11 x 17'7
Serving Room	10'6 x 3'11
Sitting Room	12'4 x 11'10
opening to 11'3 x 5'5	
Utility Room	13'1 x 4'1
Kitchen	23'11 x 4'1
Bar	14'10 x 13'
Lounge	15'6 x 15'4

**FIRST FLOOR**

Landing	
Room 2 plus En-Suite	12'11 x 12'
Room 3 plus En-Suite	15'5 x 12'10
Room 4 plus En-Suite	15'3 x 11'4
Laundry Room	10'10 x 8'1

Room 6 plus En-Suite	12'11 x 8'1
Room 7 plus En-Suite	10'5 x 7'1
Room 8 plus En-Suite	15'1 x 10'2
Room 9 plus En-Suite	10'7 x 10'5
	plus 7'4 x 7'
Room 10 plus En-Suite	17'8 reducing
	to 11'6 x 18'1
	reducing to 9'4

**OUTBUILDING**

Utility Area	13'9 x 4'10
Room 1 (Bedroom)	13'7 x 8'2
En-Suite Shower Room	
Room 2 (Store Room)	15'7 x 8'
Shower Room	
Room 3 (Sitting Room)	11'9 x 10'1

**OUTSIDE**

Off Road Parking	
Rear Courtyard	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed





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