76 Station Avenue, Sandown, Isle of Wight, PO36 8HB
Guide Price £255,000
EPC Rating: C  Council Tax Band: C

ELLIOTT LINCOLN
ESTATE AGENTS & ASSOCIATES
Reassuringly familiar, refreshingly new















# 76 Station Avenue, Sandown, Isle of Wight, PO36 8HB
# Guide Price £255,000
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A timeless classic reimagined for modern living. Presenting an exceptionally finished three-bedroom Victorian residence that effortlessly pairs period charm with contemporary living.

Retaining a wealth of ornate original features, this beautiful home has been masterfully refurbished to a high standard. At the heart of the property is a stunning, expansive open-plan kitchen and breakfast room. Complete with a dedicated seating area, this bright social hub features full-width bi-fold doors that seamlessly extend the living space onto a private, south-facing sun patio. The property is perfectly positioned just moments from vibrant local shops, everyday amenities, and golden sandy beaches, the home offers an enviable lifestyle balance. With excellent transport connections and nearby rail links providing direct access to the mainland and beyond, this turn-key property is coastal living at its finest.

## ENTRANCE HALLWAY
24'10" X 4'10" (7.57 X 1.47)
Welcoming entrance hall that immediately showcases the home's Victorian heritage. Rich with restored character and original period detailing, this impressive space sets an elegant tone for the entire residence. Laminate flooring flows seamlessly underfoot, guiding you effortlessly through to the main reception rooms and the expansive kitchen/breakfast room. Abundant built-in storage including a generous understairs cupboard which ensures practical everyday living remains discreetly catered for.

## KITCHEN & BREAKFAST ROOM
21'3" x 11'2" (6.47 x 3.40)
The Heart of the Home. Thoughtfully extended to create an incredible sense of scale and light, this dual-aspect kitchen and breakfast room is designed for both effortless entertaining and quiet family living. Generously proportioned, the breakfast area comfortably accommodates an six-seater table, while full height bi-fold doors open out onto the sun-drenched, south facing patio garden for seamless indoor-outdoor living. The kitchen itself is a masterclass in modern design, featuring extensive wall and base units complemented by discrete full-height utility storage housing plumbing for a washing machine and dryer. Built for culinary enthusiasts, the kitchen comes equipped with a five-ring gas hob, integrated AEG oven, overhead extractor, and dedicated space for a full-sized American-style fridge/freezer.

## SITTING ROOM
12'6" X 11'6" (3.81 X 3.50)
Sophisticated dual-aspect reception room radiating warmth and timeless style, this magnificent dual-aspect reception room is bathed in natural light throughout the day. A cosy focal point is created by the open fireplace, complete with an efficient built-in log burner. Thoughtfully, the room offers delightful views over the charming front courtyard garden.

## DINING ROOM
12'6" X 10'10" (3.81 X 3.31)
A generous dining space designed to host up to eight guests. South facing views overlook the sunlit patio and garden, blending historic elegance with relaxed, light-filled entertaining.

## LANDING
19'5" X 5'10" (5.91 X 1.79)
Moving upstairs, a remarkably spacious landing serves as an impressive central point for the first-floor accommodation. Overhead, a large Velux skylight floods the landing with an abundance of natural light, accentuating the home's bright and airy feel. Adding invaluable practicality, access to the expansive attic space is provided via a fitted pull-down ladder. The loft is predominantly boarded for storage and fully equipped with both power and lighting, offering excellent potential with full height ceiling or easy, organised storage.

## BEDROOM 1
15'2" X 10'5" (4.63 X 3.18)
Elegantly proportioned and filled with light, this large double bedroom boasts a beautiful classic bay window looking out over the front courtyard garden. Offering exceptionally flexible space, the room easily accommodates full-height wardrobes and generous furnishings.

## BEDROOM 2
11'10" X 10'6" (3.60 X 3.20)
A large, bright double bedroom benefiting from a coveted south-facing orientation with peaceful views over the rear garden. Impeccably sized, the room offers extensive layout options with ample space for full-height wardrobes.

## BEDROOM 3
11'3" X 11'2" (3.43 X 3.40)
A good-sized double bedroom offering glorious south-facing garden views and direct walk-out access onto a flat roof area. Naturally light and airy, it provides plenty of space for full-height wardrobes and guest or family furnishings.

## ENSUITE
4'11" X 4'8" (1.50 X 1.41 )
Fully tiled throughout in a modern style, this elegant shower room comprises a corner shower cubicle with glass sliding doors, wash hand basin, low-level WC, and a wall-mounted chrome heated towel rail.

## FAMILY BATHROOM
8'7" X 5'9" (2.61 X 1.76)
A stylish, fully tiled main bathroom fitted with a bath and overhead shower. Storage is cleverly maximised with a modern vanity basin unit, supplementary fitted storage cabinets, and a wall-mounted mirrored cabinet, all complimented by a chrome heated towel rail and low-level WC.

## OUTSIDE
Approached via an attractive quarried sandstone front courtyard, the exterior benefits from side gated access through to a secluded, south-facing rear patio garden. Framed by raised borders and vibrant mature shrubs, this sunny retreat includes a garden storage shed and seamlessly connects to the kitchen's bi-fold doors for outdoor living.

## ADDITIONAL INFORMATION
Under separate negotiation, the property can be purchased part furnished.

## SERVICES
Mains water, electricity, gas and drainage. Heating via gas boiler and radiators.

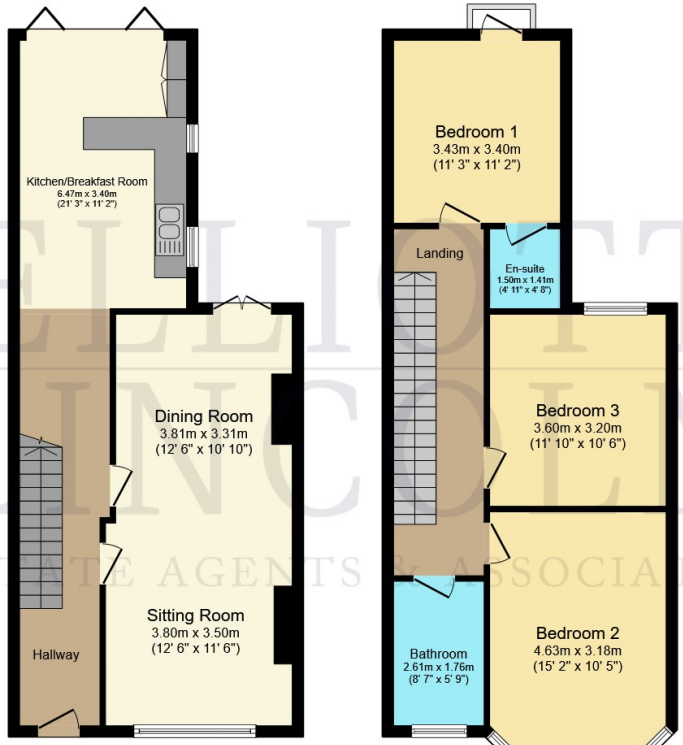
## VIEWINGS
strictly by prior appointment with the sole selling agents, Elliott Lincoln












Ground Floor




First Floor

Total floor area: 112.4 sq.m. (1,210 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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