



Royal Crescent | | Sandown | PO36 8LZ

Offers In Excess Of £375,000



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Offered CHAIN FREE!! This spacious 4 bedroom detached family house is located in the popular seaside town Sandown, within walking distance to Sandown town center, Sandown's sandy beaches and local schools. This family home consists of a spacious kitchen, living/dining room, conservatory, sun room, single bedroom/study and downstairs WC. Upstairs consists of three double bedrooms, one benefitting from an en-suite, bathroom and WC. Outside offers a good-sized garden with patio area and greenhouse. Other benefits of the property includes a garage with power and lighting, parking for multiple vehicles, gas central heating and double glazing. This is the perfect family home!!

- 4 BEDROOMS
- DRIVEWAY/GARAGE
- SPACE FOR RENOVATIONS
- EXPANSIVE GARDEN
- DETACHED HOUSE
- CLOSE TO LOCAL SCHOOLS & SANDOWN BEACH
- 2 SPACIOUS RECEPTION ROOMS
- GAS CENTRAL HEATING

Entrance Hall

Lounge/Diner
21'7" x 11'7" (6.58 x 3.53)

Conservatory
11'9" x 11'5" (3.58 x 3.48)

Sun Room
17'5" x 7'7" (5.31 x 2.31)

Bedroom 4
9'11" x 8'11" (3.02 x 2.72)

Garage
17'7" x 10'4" (5.36 x 3.15)

First floor landing

Bedroom 1
16'11" x 11'5" (5.16 x 3.48)

En-suite

Bedroom 2
10'5" x 8'11" (3.18 x 2.72)

Bedroom 3
10'5" x 8'11" (3.18 x 2.72)

Bathroom

WC



My New Project

TOTAL AREA: 169.90 m² • LIVING AREA: 136.39 m² • FLOORS: 2 • ROOMS: 14



▼ Ground Floor

TOTAL AREA: 116.75 m² • LIVING AREA: 83.24 m² • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 53.14 m² • LIVING AREA: 53.14 m² • ROOMS: 7



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. REDSQUIRREL DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **E**
EPC Rating **E**

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