



- Purpose Built 2nd Floor Apartment
- Communal Gardens
- Large Lounge & Separate Kitchen

- 2 Double Bedrooms
- Short Walk to Town & Beach
- Ideal First Time Buyer Home

- En-Bloc Garage & Visitor Parking
- UPVC Double Glazing
- Viewings Welcome

Flat 12, Morton Lodge East Yar Road, Sandown, PO36 9AT

£140,000

This light and airy second floor apartment forms part of a purpose built block conveniently located within easy walking distance of the town centre, local train station, and seafront with miles of sandy beaches and coastal paths to explore.

The well-proportioned accommodation comprises 2 double bedrooms, a large lounge, separate kitchen, and bathroom. Additionally, the property benefits from an en-bloc garage, and access to a communal garden, drying area, and bin store.

The convenient location, en-bloc garage, and well-proportioned accommodation makes this an ideal first time buyer home for anyone looking to enjoy Island life by the sea in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic purpose built apartment has to offer!



Accommodation

Ground Floor Communal Entrance

Second Floor Landing

Hallway

Lounge

15'4 x 10'11 (4.67m x 3.33m)

Kitchen

8'2 x 6'11 (2.49m x 2.11m)

Bedroom 1

11'5 x 9'9 (3.48m x 2.97m)

Bedroom 2

13'3 x 7'11 (4.04m x 2.41m)

Bathroom

Outside

Lawned communal gardens surround the building. There is a communal drying area and bin store. The en-bloc garages and visitor parking is located at the rear of the building.



Services

Unconfirmed: electric, telephone, mains water and drainage.

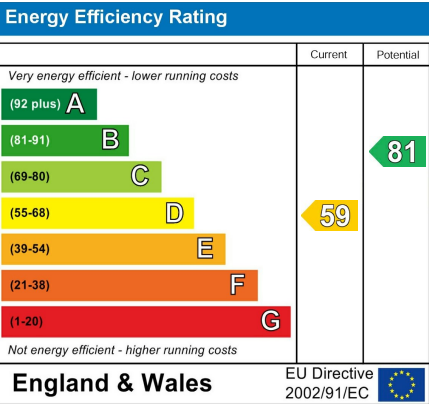
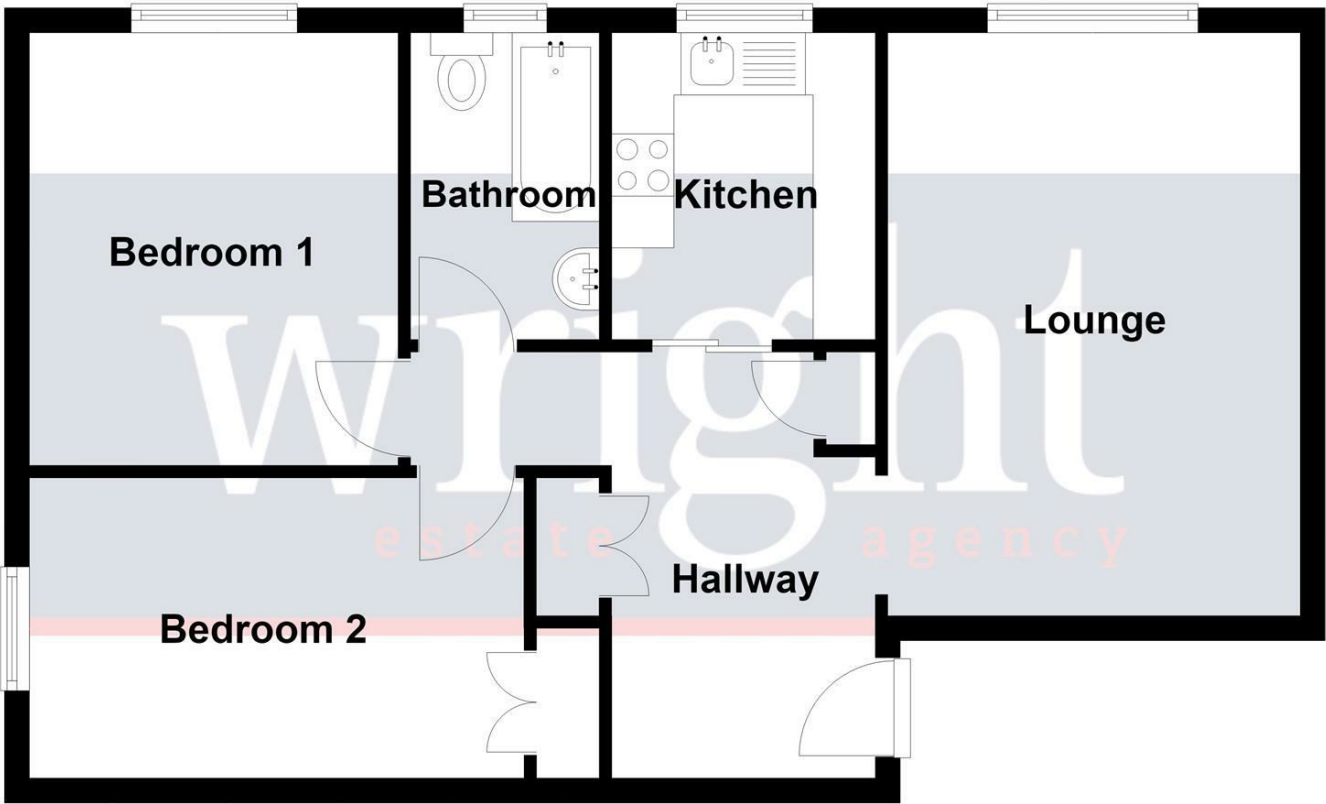
Council Tax

Council Tax Band B - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

Second Floor



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



33 Regent Street, Shanklin, Isle of Wight, PO37 7AF



Phone: 01983 866822

Email: shanklin@wright-iw.co.uk



PROTECTED



Viewing: Date Time