

49
NEWPORT ROAD
SANDOWN
PO36 9LP

£279,950



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- SUPERB FAMILY HOME • LARGE GARDEN • 3 BEDROOMS & LOFT ROOM • OPEN PLAN KITCHEN FAMILY ROOM • CLOSE TO AMENITIES • SPACIOUS ACCOMMODATION

A superb 3 bedroom (and loft room) detached house being well situated within close proximity of the local shops, railway halt with its mainland passenger links via the Ryde Catamaran, Hovercraft and other amenities. Also nearby is the cliff path which in turn provides access down to the sandy beaches. Within the Lake/Sandown area there are primary and secondary schools and medical centre. The property has been upgraded and improved to give it a lovely contemporary feel and benefits include gas fired central heating, UPVC framed double glazed windows, a superb Kitchen/Diner and outside there is a mature private garden.

To truly appreciate the well presented and deceptively spacious accommodation we would recommend an internal viewing. It comprises:-

PORCH

ENTRANCE HALL 15'2 x 8'8 (4.62m x 2.64m)

LOUNGE 14'8 into bay x 10'10 (4.47m into bay x 3.30m)

KITCHEN/DINER 20'2 max x 14'1 reducing to 10'6 (6.15m max x 4.29m reducing to 3.20m)

UTILITY ROOM 9'1 x 6'2 (2.77m x 1.88m)

SEPARATE WC

FIRST FLOOR - Landing

BEDROOM 1 14'2 x 10'11 (4.32m x 3.33m)

Fitted wardrobe cupboards

BEDROOM 2 14'6 into bay x 10'11 reducing to 8'7 (4.42m into bay x 3.33m reducing to 2.62m)

Fitted wardrobe cupboards

BEDROOM 3 8'11 x 8'11 (2.72m x 2.72m)

Fitted wardrobe cupboards

SHOWER ROOM 8'9 x 5'2 (2.67m x 1.57m)

SECOND FLOOR

LOFT ROOM 22'3 10'2 (6.78m 3.10m)

Reduced height

OUTSIDE

Front: Courtyard style garden to the front with flower borders. Gated side access to;
Rear: The rear garden is mainly laid to lawn and

enclosed by wooden fencing. Mature shrubs and trees and patio area. To the rear of the garden is a path exiting on to Manor Road.

COUNCIL TAX - Band D

TENURE - Freehold

SERVICES - All mains available



