



McCarthy
&BOOKER

131 Sandown Road, Sandown, PO36 9JY

Guide Price £295,000



1930s detached home ~ Off road parking ~ Three bedrooms ~ Two reception rooms

[An attractive three bedroom detached home](#)

Situated within a short walk of the local beach, this 1930's detached home offers a comfortable layout ideal for a growing family. The property benefits from bright living spaces, local amenities close by, a sunny rear garden and parking for two vehicles.

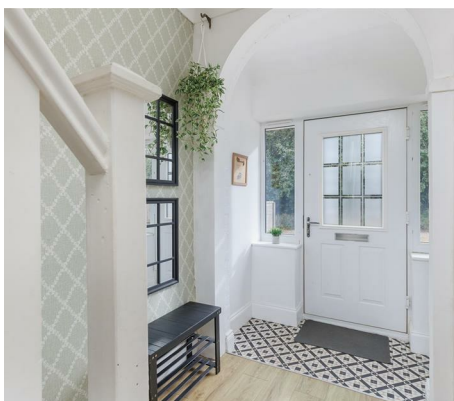
[Interior](#)

Ground Floor:

The home opens into a freshly decorated entrance hall leading to the primary living spaces, with a handy storage cupboard under the stairs. There is a comfortable sitting room with a box bay window, a separate dining room with doors opening out to the garden and a modern kitchen that also opens directly onto the garden. A downstairs cloakroom adds everyday convenience to this home.

First Floor:

Upstairs, the accommodation includes two double bedrooms, one with a box bay window to the front, a large single bedroom and the main family bathroom.



Exterior

To the front, a private driveway provides off-road parking for two cars.

The level rear garden, also with side access, is sunny and laid mostly to lawn, complete with a useful storage shed at the far end that offers potential for a home office or summer house.

Sandown

Situated on the eastern side of the Island, which gives fantastic sunrises over sheltered Sandown Bay and some of the best sandy beaches on the Isle of Wight. These continue northwards through to Yaverland and Culver Down and follow down to Shanklin and Luccombe. A traditional 'bucket and spade' holiday destination which includes Sandown Pier built in 1878. The Wildheart Animal Sanctuary is based within one of Lord Palmerston's Fort 'Follies' and is now home to lions, tigers and many other animals with successful conservation projects within the Island and abroad. As expected of a seaside resort there are many restaurants, tea shops and attractions catering for the whole family.

Sandown is well connected to the rest of the Island with a railway station that links it with Ryde and has good bus routes to Newport and surrounding areas.

Further Information

Tenure: Freehold



EPC: D

Council tax band: C

Double glazed throughout

Mains water, gas, electricity and sewerage

Broadband: Superfast available in this area

Gas central heating

Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

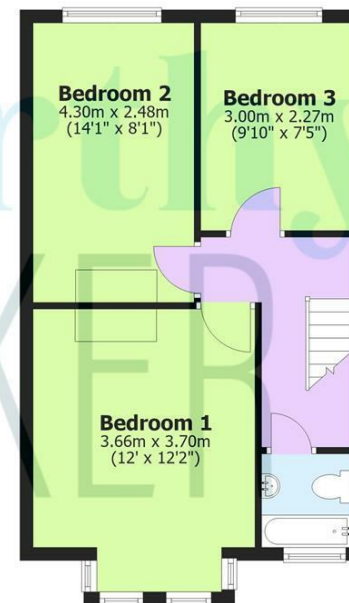
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Ground Floor
Approx. 51.2 sq. metres (551.5 sq. feet)



First Floor
Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 94.5 sq. metres (1017.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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