

30 Youngwoods Copse, Alverstone Garden Village, Sandown, Isle of Wight,  
PO36 0HJ  
Asking Price £550,000

EPG Rating: C Council Tax Band: F

ELLIOTT  
LINCOLN  
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



Tucked away at the end of a leafy cul-de-sac in Alverstone Garden Village, This home is a beautifully refurbished four bedroom detached bungalow, surrounded by mature trees and with woodland walks literally on the doorstep. The setting feels wonderfully private and "away from it all", yet you are only a few minutes' drive from the sandy beaches and everyday amenities of Sandown and Shanklin.

Call or WhatsApp: 01983 642622  
office@elliottlincoln.co.uk  
www.elliottlincoln.co.uk

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**Floor Plan**

Floor area 122.8 sq.m. (1,322 sq.ft.)

**Outbuilding**

Floor area 39.7 sq.m. (428 sq.ft.)

Total floor area: 162.6 sq.m. (1,750 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	