shanklin@wright-iw.co.uk

wright
estate agency

- Purpose Built First Floor Apartment
- Allocated & Visitor Parking
- Short Walk to Town & Beach
- 2 Bedrooms
- CHAIN FREE
- Private Entrance
- Lounge with Private Balcony
- Separate Kitchen
- Viewings Welcome

8 Ferncliffe Apartments Ferncliff Road, Sandown, PO36 8LY

£160,000

This first floor apartment forms part of an impressive purpose built development, located within easy walking distance of Sandown town centre, the local train station with direct ferry connections to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The accommodation comprises a private ground floor entrance with storage, a lounge with a balcony, separate kitchen, 2 bedrooms, and a bathroom. Additionally, the property benefits from allocated and visitor parking, and access to Ferncliff Gardens.

The well-proportioned interior, very convenient location, and allocated parking makes this an ideal full-time or second home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE apartment has to offer!

Accommodation

Private Ground Floor Entrance

First Floor Hallway

Lounge
19'4 x 10'9 (5.89m x 3.28m)

Balcony

Kitchen
13'5 x 7'1 (4.09m x 2.16m)

Bedroom 1
12'11 x 12'1 (3.94m x 3.68m)

Bedroom 2
11'7 x 7'6 (3.53m x 2.29m)

Bathroom
8'7 x 5'9 (2.62m x 1.75m)

Outside
To the front of the building there is a private car park providing allocated and visitor parking. There is also access to Ferncliff Gardens, which leads to the cliff path.

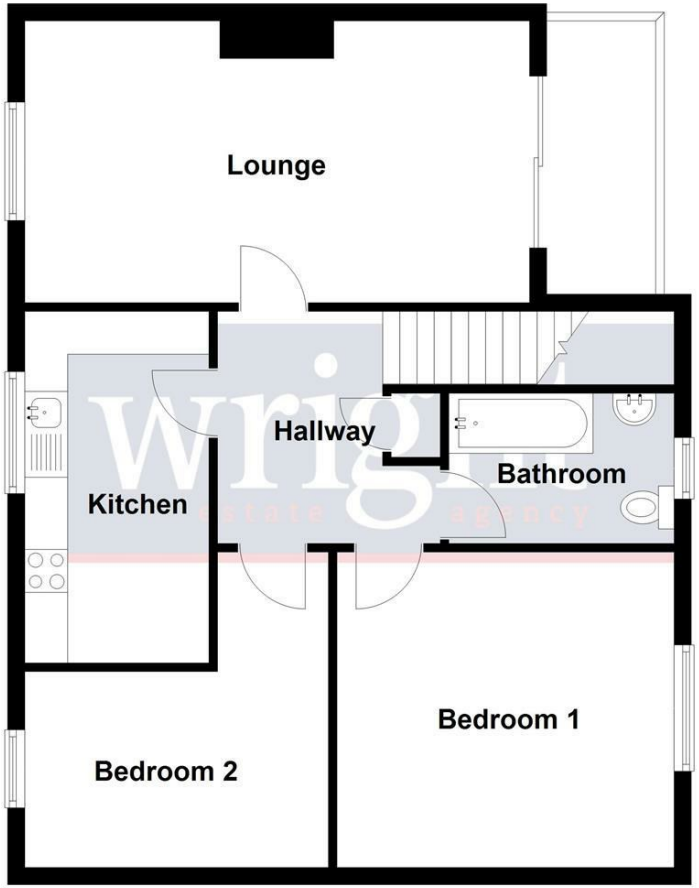
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

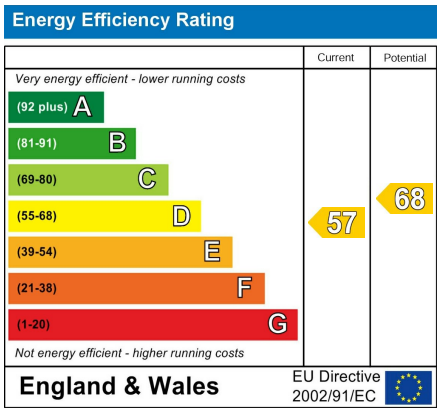
Council Tax
Band C - Please contact The Isle of Wight Council on 01983 823901.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor

First 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

naea | propertymark PROTECTED

The Property Ombudsman

Viewing: Date ..... Time .....