



Leed Street | Sandown | PO36 8JG

Offers In Excess Of £425,000

RED
SQUIRREL
PROPERTY SHOP

Leed Street | Sandown | PO36 8JG Offers In Excess Of £425,000

This spacious Victorian 7 bedroom property is located in a sought-after location in the popular seaside town Sandown, within walking distance to Sandown's beautiful beach, shops and local restaurants. The property was previously used as a successful B & B however alternatively can be used as a spacious home. The property consists of three floors, the ground floor consisting of a dining room, living room, conservatory, kitchen, bedroom and shower room. The first floor consists of three double bedrooms benefitting from en-suite shower rooms. The second floor consists of three double bedrooms benefitting from en-suite shower rooms. Outside offers terraced garden with a garden shed. Other benefits of the property includes ample parking, gas central heating and double glazing throughout. This is the perfect property for investors with potential to develop the property or large families!!

- GREAT INVESTMENT OPPORTUNITY!!
- 7 BEDROOMS WITH EN-SUITE
- SEMI-DETACHED
- AMPLE PARKING
- CLOSE TO LOCAL SHOPS, BEACH & RESTAURANTS
- CONSERVATORY
- GAS CENTRAL HEATING & DOUBLE GLAZING THOUGHOUT

Entrance Hall	Bedroom 4
Dining room	Bedroom 5
Living Room	Second floor landing
Conservatory	
Kitchen	Bedroom 6
Bedroom 1	Bedroom 7
First Floor Landing	WC
Bedroom 2	
Bedroom 3	



14 leed st

TOTAL AREA: 174.13 m² • LIVING AREA: 174.13 m² • FLOORS: 3 • ROOMS: 26



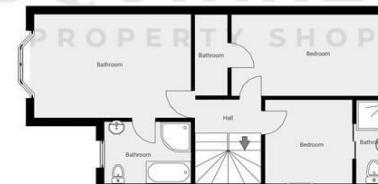
▼ Ground Floor

TOTAL AREA: 94.93 m² • LIVING AREA: 94.93 m² • ROOMS: 10



▼ 1st Floor

TOTAL AREA: 46.34 m² • LIVING AREA: 46.34 m² • ROOMS: 7



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0 1 2 3 4m
Page 1/2

Energy Efficiency Rating

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

Council Tax Band **E**
EPC Rating

3 Langely Court Pyle Street
Newport
Isle of Wight
PO30 1LA
01983 521212
enquiries@redsquirrelpropertyshop.co.uk
www.redsquirrelpropertyshop.co.uk