

44, Sandown Road, Lake, Sandown, PO36 9JT

BCM Wilson Hill

AVAILABLE BY AUCTION - Ends 15th December 2026

This freehold detached building is situated at Lake between the larger settlements of Sandown and Shanklin. The property is arranged as five flats with a mixture of one and two bedroom units, all of which require a programme of upgrading and refurbishment, having been vacant for some considerable time.

Prior to vacation, the property served as an income producing letting investment and is considered ideal for a return to this use once the necessary improvements have been undertaken.

The building has the benefit of off-road parking to the front with an enclosed garden to the rear.

- Freehold Building Arranged as Five Flats
- One & Two Bedroom Flats
- Requires Upgrading and Refurbishment
- Ideal Investment Purchase





## Ground Floor

**Flat 1**
Entrance hall, living room, kitchen, two-bedrooms and shower room with W.C.

EPC Rating D
Council Tax A

**Flat 2**
Entrance hall, living room, kitchen/dining room, two-bedrooms and shower room with W.C.

EPC Rating C
Council Tax A

**Flat 5**
Rear flat with private access, living room/kitchen, two-bedrooms and shower room with W.C.

EPC Rating D
Council Tax B

## First Floor

**Flat 3**
Living room/kitchen, bedroom and bathroom with W.C.

EPC Rating D
Council Tax Band A

**Flat 4**
Entrance hall, kitchen/living room, two bedrooms and bathroom with W.C.

EPC Rating D
Council Tax Band A

**Outside**
Parking to the front and garden to the rear accessed via Flat 5.





## General Remarks

Method of Sale
The property is offered for sale by public auction.

Access
The property is accessed off the main highway, Sandown Road.

Services
We understand that the property is served by mains water, electricity, gas and drainage.

Broadband availability
Ultrafast Broadband available up to 900 Mbps download and 900 Mbps upload.

Mobile /Internet Coverage
Good indoor and outdoor (5G).

Health and Safety
Given the potential hazards of the property, we would ask you to be as vigilant as possible for your own personal safety when making your inspection.

Tenure
Freehold with vacant possession.

Plans Areas and Schedules
These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

Local Authority
Isle of Wight Council

Postcode
PO36 9JT

Fixtures and Fittings
BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

What3Words
///neutron.anode.rebounded

Selling Agent
BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE
t: 01983 828805 e: iow@bcmwilsonhill.co.uk

**IMPORTANT NOTICE**
BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:
i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

**Isle of Wight - Sales**
01983 828805
iow@bcmwilsonhill.co.uk

**Offices at:** Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

BCM Wilson Hill