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wright
estate agency



- Charming Detached House
- Separate Lounge
- Lovely Lawned Rear Garden
- 3 Double Bedrooms
- Bathroom & Shower Room
- Fantastic Countryside Views
- Large Kitchen/Family Room
- Driveway Parking
- Ideal Family Home

Belmont Morton Road, Brading, PO36 0EJ

£430,000

This charming detached home is located on the outskirts of Brading, backing onto open fields with far reaching views of the surrounding countryside. Brading offers a range of useful amenities, including a convenience store, primary school, a train station with direct ferry links to the mainland, and several pubs to choose from. The neighbouring town of Sandown is only minutes away and offers access to miles of sandy beach and coastal walks.

The well-proportioned accommodation comprises a welcoming entrance hall, spacious kitchen/family room, and a separate lounge on the ground floor, with 3 double bedrooms, the family bathroom, and a separate shower room on the first floor. Additionally, the property benefits from driveway parking to the front, and a lovely enclosed rear garden, which backs onto open fields.

The tastefully decorated and family-friendly accommodation, driveway parking, and easy access to amenities in both Brading and Sandown makes this an ideal home for anyone looking to enjoy Island life in one of its most historic towns. A viewing is recommended to fully appreciate everything this truly impressive detached home has to offer!



Accommodation

Entrance Hall

Lounge

15'10 into bay x 10'11 (4.83m into bay x 3.33m)

Kitchen/Family Room

25'3 max x 23'9 max (7.70m max x 7.24m max)

First Floor Landing

Bedroom 1

15'10 into bay x 11' (4.83m into bay x 3.35m)

Bedroom 2

13'1 x 9'11 (3.99m x 3.02m)

Bedroom 3

14' x 7'10 (4.27m x 2.39m)

Family Bathroom

9'5 x 6'10 (2.87m x 2.08m)

Shower Room

5'11 x 5'10 (1.80m x 1.78m)

Outside

To the front of the property the garden features a variety of established shrubs and plants. The driveway provides off road parking. The enclosed rear garden is laid mainly to lawn with a patio area, 2 sheds, and backs onto open fields.



Services

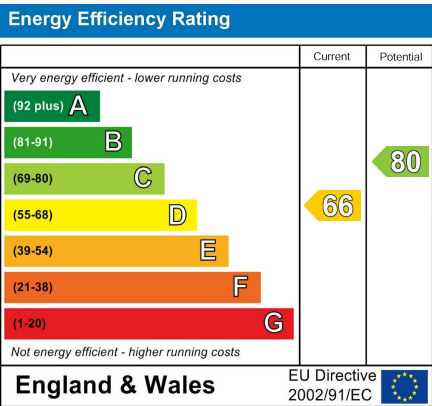
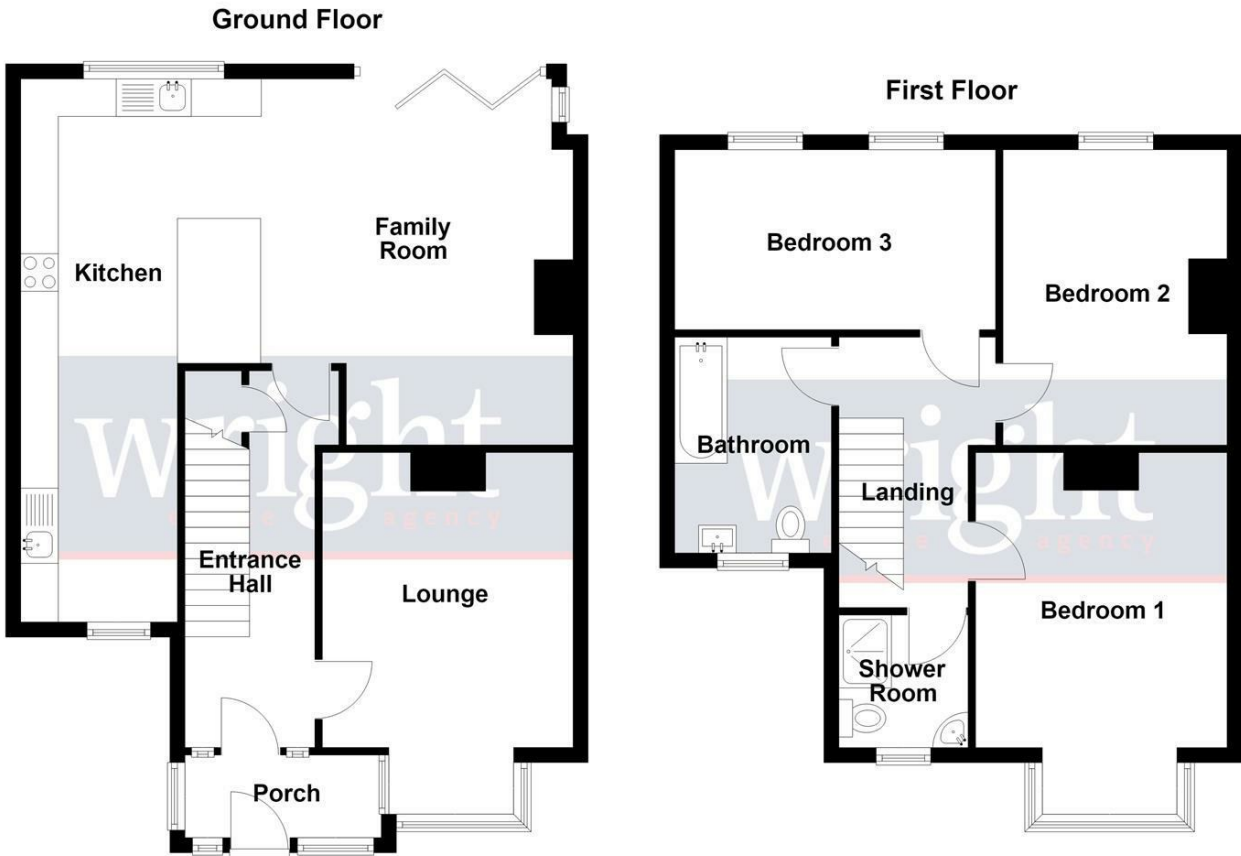
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band D - 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



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.

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Viewing:
Date
Time