



East Yar Road, Sandown

Guide Price £144,995

DANIEL PARR

exp® UK

@ daniel.parr@exp.uk.com

🌐 danielparr.exp.uk.com

📞 07414 630 782

East Yar Road, Sandown

DP1216

This first-floor apartment enjoys a superb location within very easy reach of both the beaches and Sandown town centre, with a wide range of amenities and transport links close by. Recently refreshed with a new bathroom, new carpets and a fresh coat of paint, it offers a bright, clean and welcoming space ready for someone to make their own.





Entrance Hall

2.39m x 1.93m (7'10" x 6'4")

Cupboard housing fuse box, storage cupboard, airing cupboard housing hot water tank.

Living Room

4.85m x 3.3m (15'11" x 10'10")

Rear facing UPVC double glazed window with views towards the downs, and television point.

Kitchen

2.51m x 2.13m (8'3" x 7'0")

Range of wall and base units with worktop space over, stainless steel sink, with space for washing machine, cooker and fridge freezer, UPVC double glazed window to the rear with views towards the downs.



Bathroom

2.51m x 1.55m (8'3" x 5'1")

Suite comprising panelled bath and tiled surround, pedestal wash hand basin, wc, and frosted double glazed window to the rear.

Bedroom 1

3.51m x 3.07m (11'6" x 10'1")

Double bedroom with UPVC double glazed window to the rear with views towards the downs.

Bedroom 2

4.14m x 2.44m (13'7" x 8'0")

Double room with built in wardrobe and UPVC double glazed window to the side.



