



- Detached Modern Home
- Kitchen/Breakfast Room & Utility
- Close to Local Amenities & Transport Links

- 3 Bedrooms (1 En Suite)
- Off Road Parking & Garage
- Ideal Family Home

- Lounge & Separate Dining Room
- Enclosed Rear Garden
- Viewings Welcome

92 The Fairway, Sandown, PO36 9EQ

£365,000

This superb modern detached house is one of four similar style homes located in a small development, close to local schools, the train station with mainland ferry links, and Los Altos Park. The popular Shanklin & Sandown Golf Club is just a short walk from your doorstep, with the nearby town centre and seafront with miles of sandy beaches less than a 10-minute drive away.

The beautifully presented accommodation comprises a welcoming entrance hall, lounge, separate dining room, kitchen/breakfast room, utility, cloakroom, and garage on the ground floor, with 3 bedrooms (1 en suite), and the newly fitted family bathroom on the first floor. Additionally, the property benefits from off road parking and an enclosed rear garden with a newly constructed greenhouse.

The convenient location with easy access to local amenities, the well-proportioned accommodation and ample parking arrangement makes this an ideal family home for anyone looking to embrace the many benefits of living in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this truly fantastic detached home has to offer!



Porch

Entrance Hall

Cloakroom

Lounge

14'6 max x 11'4 (4.42m max x 3.45m)

Dining Room

12'2 x 10'2 (3.71m x 3.10m)

Kitchen

15'9 x 10'1 (4.80m x 3.07m)

Utility Room

10'2 x 7'5 (3.10m x 2.26m)

Garage

16' x 11' (4.88m x 3.35m)

First Floor Landing

Bedroom 1

15'7 x 10'2 (4.75m x 3.10m)

En Suite

Bedroom 2

12'5 x 10'2 (3.78m x 3.10m)

Bedroom 3

11'4 x 7'7 (3.45m x 2.31m)

Family Bathroom

Outside

To the front of the property the blocked paved driveway provides off road parking and access to the garage with an up-and-over door. The front garden is laid to lawn. The rear garden is also laid mainly to lawn with side access, a patio area and a greenhouse.



Services

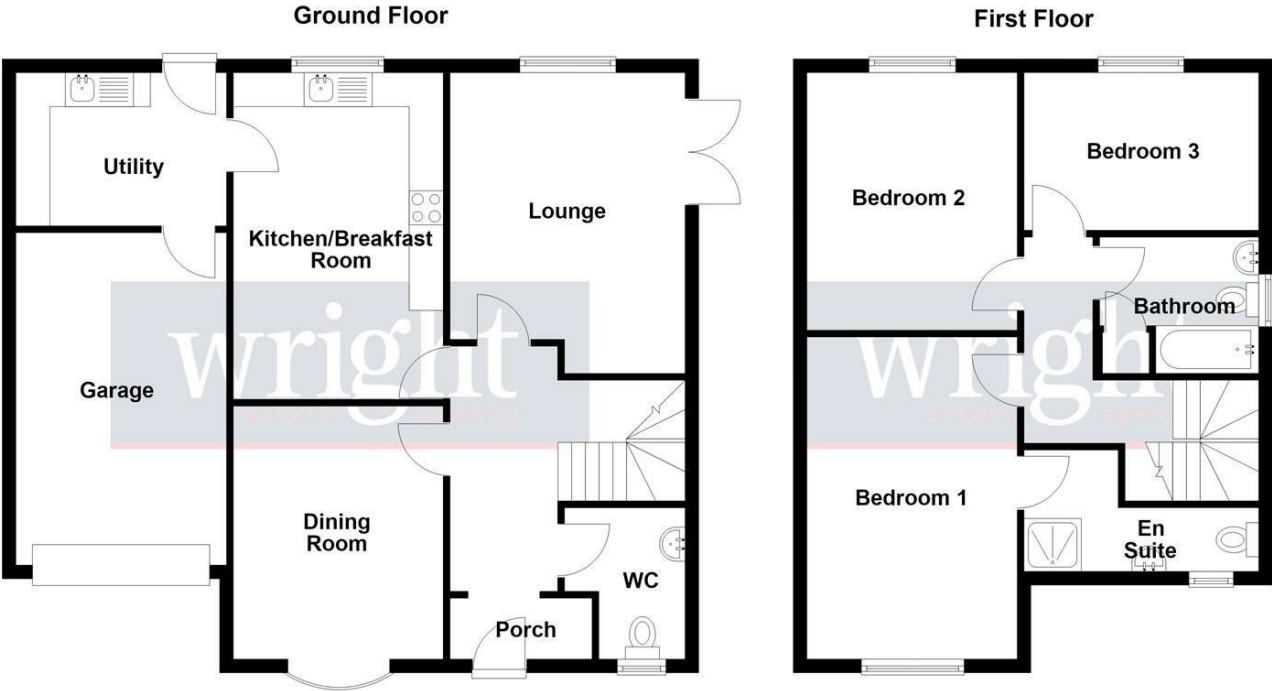
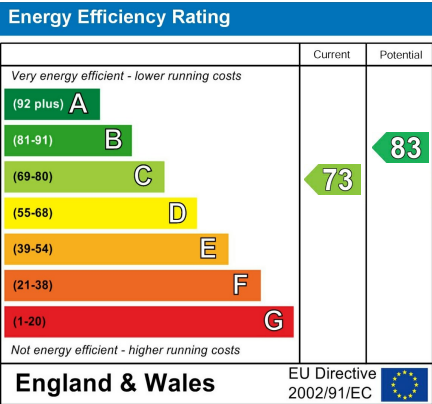
Unconfirmed: gas, electric, telephone, mains water and drainage.

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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naei propertymark

PROTECTED

The Property Ombudsman

Viewing:

Date

Time