



Guide Price
£440,000

Freehold

5x  2x  2x 

**The Broadway,
Sandown, Isle of Wight,
PO36**

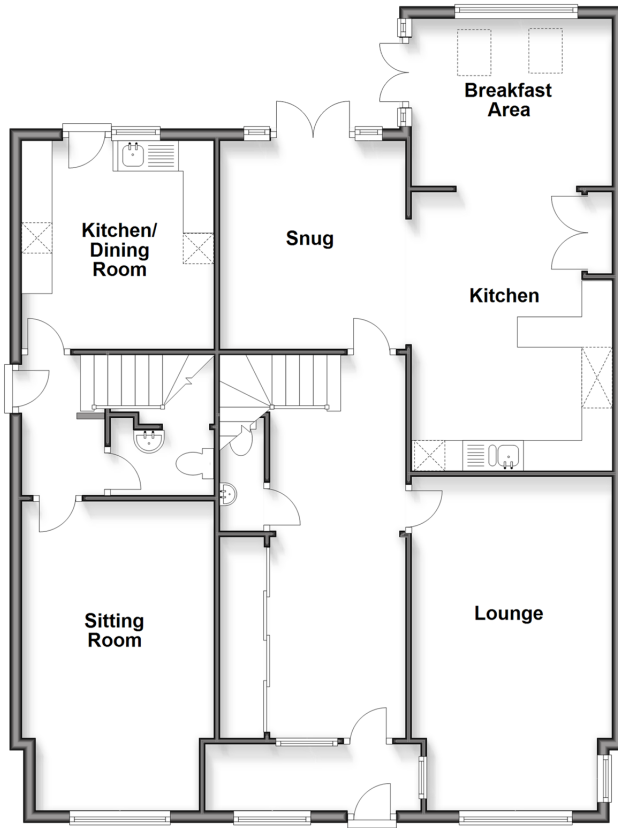
OVER 60?

Secure this property
for up to **59% less!**

Pittis 
Helping you move forwards

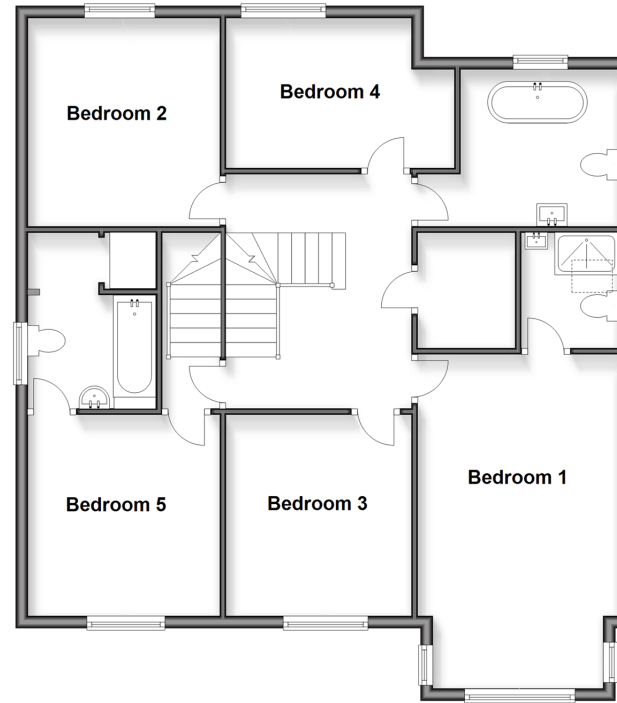
Ground Floor

Approx. 113.2 sq. metres (1218.0 sq. feet)



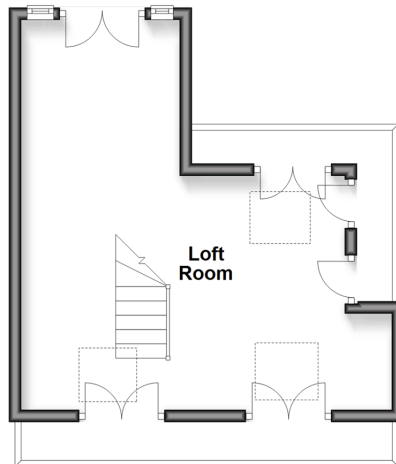
First Floor

Approx. 96.0 sq. metres (1033.2 sq. feet)



Second Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



Accommodation

GROUND FLOOR

Porch: 11'3 x 4'2 (3.43m x 1.27m)

Hallway

Kitchen: 15'2 x 11'5 (4.63m x 3.48m)

Dining Room: 11'10 x 10'0 (3.61m x 3.05m)

Lounge: 18'1 x 10'10 (5.52m x 3.30m)

Sun Room: 9'11 x 9'4 (3.02m x 2.85m)

FIRST FLOOR

Landing

Bedroom 1: 18'11 x 10'0 (5.77m x 3.05m)

En Suite Shower Room

Bedroom 2: 11'9 x 10'4 (3.58m x 3.15m)

Bedroom 3: 10'10 x 10'0 (3.30m x 3.05m)

Bedroom 4: 11'1 x 8'0 (3.38m x 2.44m)

Bathroom

SECOND FLOOR

Landing

Attic Room: 23'7 x 19'11 (7.19m x 6.07m)

ANNEXE

Kitchen/Dining Area: 11'9 x 10'4 (3.58m x 3.15m)

Sitting Room: 17'6 x 10'4 (5.34m x 3.15m)

Separate Toilet

Bedroom: 10'4 x 10'1 (3.15m x 3.08m)

En Suite

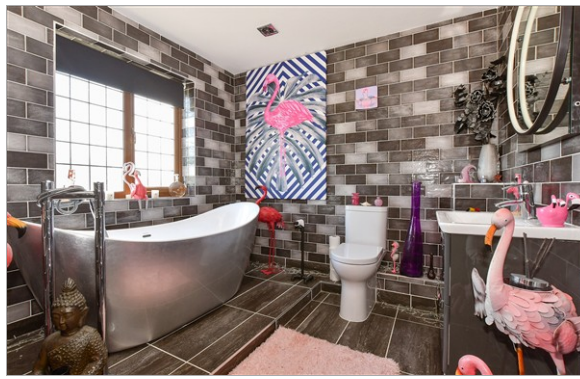
OUTSIDE

Front & Rear Gardens

Driveway

Workshop: 17'2 x 9'3 (5.24m x 2.82m)

Storage: 9'3 x 5'10 (2.82m x 1.78m)



Main features

- Loft room with Juliet Balcony and sea views
- Low maintenance rear garden with workshop and summer house
- Open plan kitchen with snug perfect for entertaining
- Perfect teenager bolt hole in tucked away bedroom and lounge
- Ample off road parking and situated on main bus route



Nearest Schools

The Bay CE School
Broadlea Primary School
Shanklin C of E Primary Schools
Gatten & Lake Primary School
Shanklin Pre-School & Nursery



Transport Information

Local buses providing Island wide connections plus local train station with direct links to Ryde Pier Head.



Address

The Broadway, Sandown, Isle of Wight, PO36



Directions

For directions to this property please contact us.



Call Sandown Branch 01983 407444 ■ pittis.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



EPC RATING
CURRENT: C(71) POTENTIAL: C(80)

60518255/20260203/BW/JW