



Royal Crescent | | Sandown | PO36 8LZ

Offers In The Region Of £360,000



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Offered CHAIN FREE!! This spacious 4 bedroom detached family house is located in the popular seaside town Sandown, within walking distance to Sandown town center, Sandown's sandy beaches and local schools. This family home consists of a spacious kitchen, living/dining room, conservatory, sun room, small double bedroom/study and downstairs WC. Upstairs consists of three double bedrooms, one benefitting from an en-suite, bathroom and WC. Outside offers a good-sized garden with patio area and greenhouse. Other benefits of the property includes a garage with power and lighting, parking for multiple vehicles, gas central heating, double glazing and a new boiler. This is the perfect family home!!

- 4 BEDROOMS
- DETACHED HOUSE
- DRIVEWAY/GARAGE
- CLOSE TO LOCAL SCHOOLS & SANDOWN BEACH
- SPACE FOR RENOVATIONS
- 2 SPACIOUS RECEPTION ROOMS
- EXPANSIVE GARDEN
- GAS CENTRAL HEATING

Entrance Hall

Lounge/Diner
21'7" x 11'7" (6.58 x 3.53)

Conservatory
11'9" x 11'5" (3.58 x 3.48)

Sun Room
17'5" x 7'7" (5.31 x 2.31)

Garage
17'7" x 10'4" (5.36 x 3.15)

First floor landing

Bedroom 1

16'11" x 11'5" (5.16 x 3.48)

En-suite

Bedroom 2

10'5" x 8'11" (3.18 x 2.72)

Bedroom 3

10'5" x 8'11" (3.18 x 2.72)

Bedroom 4/Office

9'11" x 8'11" (3.02 x 2.72)

Bathroom

WC



My New Project

TOTAL AREA: 169.90 m² - LIVING AREA: 136.39 m² - FLOORS: 2 - ROOMS: 14



▼ Ground Floor

TOTAL AREA: 116.75 m² - LIVING AREA: 83.24 m² - ROOMS: 7



▼ 1st Floor

TOTAL AREA: 53.14 m² - LIVING AREA: 53.14 m² - ROOMS: 7



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. REDSQUIRREL DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band E
EPC Rating E

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