



Royal Crescent | | Sandown | PO36 8LZ

Offers In The Region Of £375,000



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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, single 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 and double glazing. 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)

Bedroom 4
9'11" x 8'11" (3.02 x 2.72)

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)

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



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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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