



**Price**  
**£210,000**

**Leasehold**

3x  1x  3x 

**Station Avenue,  
Sandown, Isle of Wight,  
PO36**

**OVER 60?**

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

**Pittis**   
Helping you move forwards



## Main features

- Semi-detached house with lots of character & perfect for a family
- Private enclosed garden to the rear
- Separate dining room & sitting room downstairs
- Located directly on a bus route
- Sandown town centre and the beach only a short walk away

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'0 x 12'11 (3.97m x 3.94m)

Sitting Room: 11'11 x 10'11 (3.63m x 3.33m)

Dining Area: 11'11 x 10'0 (3.63m x 3.05m)

Kitchen: 7'11 x 7'9 (2.41m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 maximum x 11'0 (3.97m x 3.36m)

Bedroom 2: 11'6 x 11'3 (3.51m x 3.43m)

Bedroom 3: 9'9 x 8'7 (2.97m x 2.62m)

Bathroom

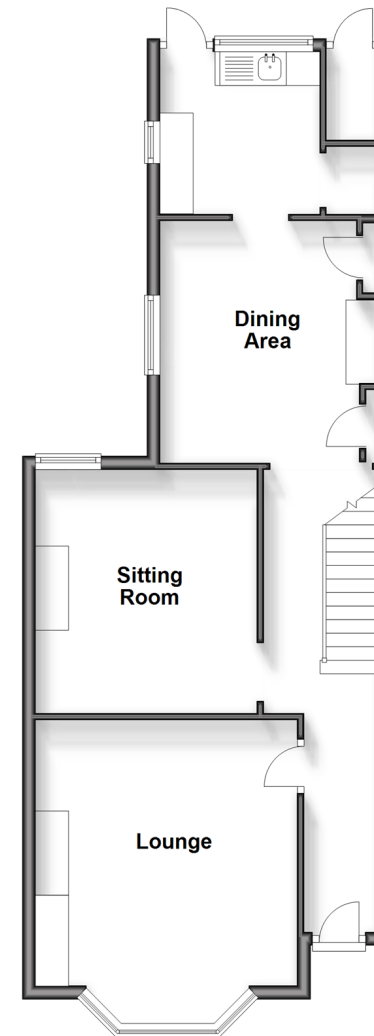
Separate Toilet

### OUTSIDE

Rear Garden

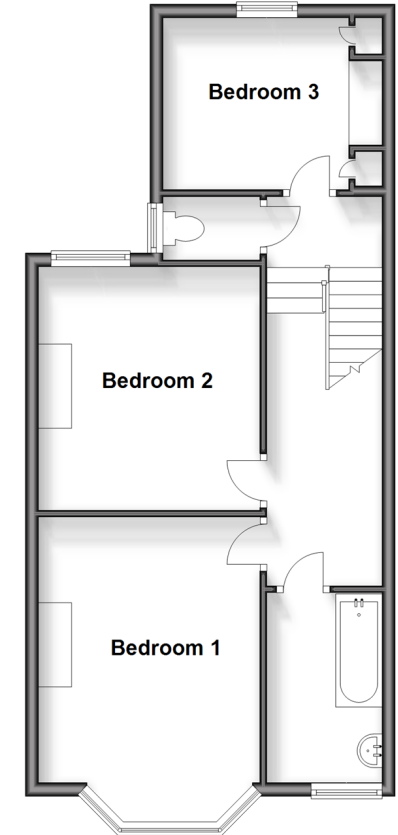
### Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



### First Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



Call Sandown - 01983 407444 ■ [pittis.co.uk](http://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



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