



- Semi-Detached House
- Off Road Parking
- Short Walk to Beach

- 2 Large Bedrooms
- Good Sized Rear Garden
- Some Modernisation Required

- Lounge & Separate Kitchen/Diner
- CHAIN FREE
- Views Towards Culver Down

44 Fort Street, Sandown, PO36 8AU

**£185,000**

Located in the charming coastal town of Sandown, this delightful semi-detached house offers a perfect blend of comfort and convenience. Just a short stroll from the beach, this property is ideal for those who appreciate the beauty of seaside living.

Upon entering, you are presented with a spacious kitchen/diner and a separate lounge that provides a warm and inviting atmosphere. The house features two well-proportioned bedrooms, offering ample space for rest and relaxation. The first floor bathroom and separate downstairs cloakroom cater to all your daily needs.

The location is truly a standout feature, with the sandy shores of Sandown just a stone's throw away. This proximity allows for leisurely beach walks, invigorating swims, and the enjoyment of the vibrant local community.

This semi-detached house is not just a home; it is a lifestyle choice, offering the chance to embrace the coastal charm of Sandown and put your own stamp on this charming property. Whether you are looking for a permanent residence or a holiday retreat, this property presents an excellent opportunity to experience the best of beachside life.



# Accommodation

## Entrance Hall

## W.C

## Lounge

14'8 max x 9'11 max (4.47m max x 3.02m max)

## Kitchen/Dining Room

14'8 x 12'3 (4.47m x 3.73m)

## Utility Area

6'10 x 4'9 (2.08m x 1.45m)

## First Floor Landing

## Bedroom 1

14'8 x 10' (4.47m x 3.05m)

## Bedroom 2

14'8 x 9'4 (4.47m x 2.84m)

## Bathroom

5'7 x 5'3 (1.70m x 1.60m)

## Outside

To the front of the property the driveway provides off road parking for 1 car. Gated side access leads to the good sized rear garden, which is laid mainly to lawn.



## Services

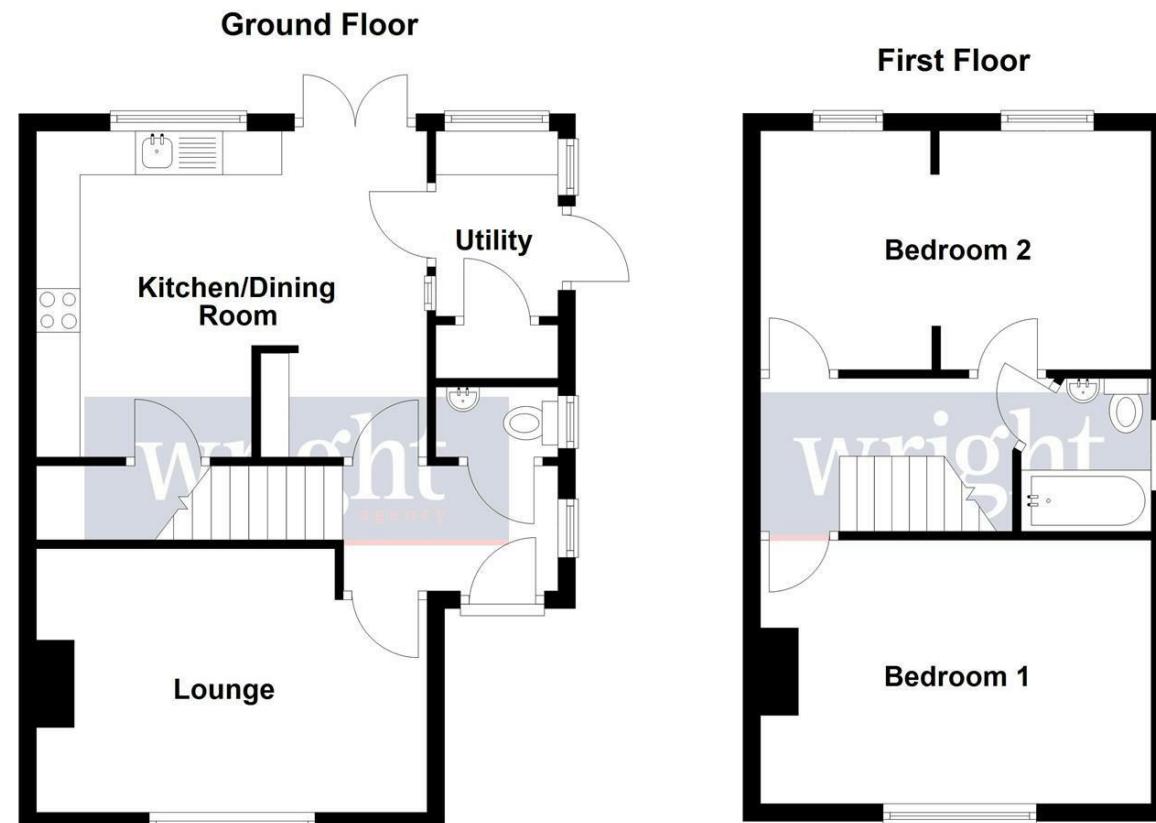
Unconfirmed: gas, electric, telephone, mains water and drainage.

## Council Tax

Council Tax Band C - 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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

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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**Viewing:** Date ..... Time .....