



- Substantial Victorian Property
- 4/5 Bedrooms
- Seconds from Sandown Train Station
- PLANNING PREVIOUSLY GRANTED FOR A GROUND FLOOR FLAT
- Recently Replaced Roof & Updated Wiring
- Easy Walking Distance of the Town & Seafront
- Flexible Accommodation Over 3 Floors
- Off Road Parking for 2 Cars
- Viewing Recommended!

10 Station Avenue, Sandown, Isle of Wight, PO36 9BN

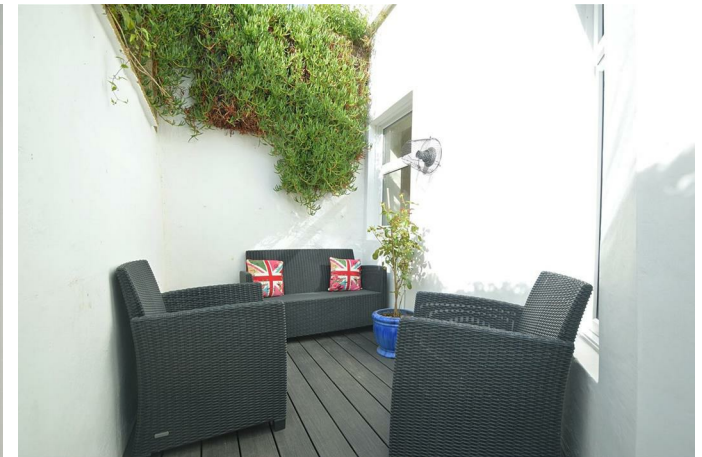
£375,000

This substantial Victorian property with planning permission previously granted for a SELF-CONTAINED GROUND FLOOR FLAT is conveniently located a stone's throw from Sandown train station, offering a regular service between Shanklin and Ryde, with direct ferry links to the mainland. The town centre and seafront are both within easy walking distance and offer access to a number of shops, local attractions and a variety of popular pubs and eateries to choose from.

The property dates back to 1874 and was formerly the Station Master's residence. The very flexible accommodation is arranged over 3 floors and comprises 4 bedrooms, lounge, kitchen/breakfast room, dining room/bed 5, study, family bathroom, garden room and 2 separate cloakrooms. Additionally, the property benefits from a lawned rear garden with a variety of established trees and access to off road parking in for 2 cars.

The current owners have recently had the roof replaced, the wiring updated and the property benefits from gas central heating throughout. Planning permission has previously been granted for the lower level to be converted into a self-contained 1 bedroom flat, which would be ideal to generate a rental income or accommodate multi-generational living under one roof.

The very convenient location, generous accommodation and off street parking makes this an ideal property for anyone looking to enjoy the many benefits of living in one of the Island's most popular seaside towns. A viewing is a must to fully appreciate everything this truly fantastic character home has to offer!



Accommodation

Entrance Hall

Lounge

14'6 into bay x 14' (4.42m into bay x 4.27m)

Bedroom 4

13'8 into bay x 12'4 (4.17m into bay x 3.76m)

Study

11'4 x 7'2 (3.45m x 2.18m)

Cloakroom

Ground Floor Hallway

Kitchen/Breakfast Room

18'7 x 13'6 into bay narrowing to 10'10 (5.66m x 4.11m into bay narrowing to 3.30m)

Dining Room/Bedroom 5

14'6 into bay x 13'4 (4.42m into bay x 4.06m)

Garden Room

8'10 x 6'3 (2.69m x 1.91m)

Cloakroom

Second Floor Landing

Bedroom 1

13'10 x 11'9 (4.22m x 3.58m)

Bedroom 2

13'8 into bay x 12'3 max (4.17m into bay x 3.73m max)

Bedroom 3

11'4 x 7'1 (3.45m x 2.16m)

Family Bathroom

6'11 x 6'5 (2.11m x 1.96m)



Outside

To the front of the property the garden is laid to lawn with a selection of well-tended shrubs and bushes. To the rear of the property there is a decked area accessed directly from the breakfast room, which enjoys the afternoon sun and is very secluded, with a good degree of privacy. The rear garden is mainly laid to lawn with a variety of established shrubs, plants and bushes. To the rear of the garden is a timber shed through which the off road parking in Hill Street can be accessed.

Planning Permission

The planning permission for the conversion of the ground floor level in to a self-contained flat can be viewed on the Isle of Wight Council Planning Portal using the following ref: P/00878/15

Services

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

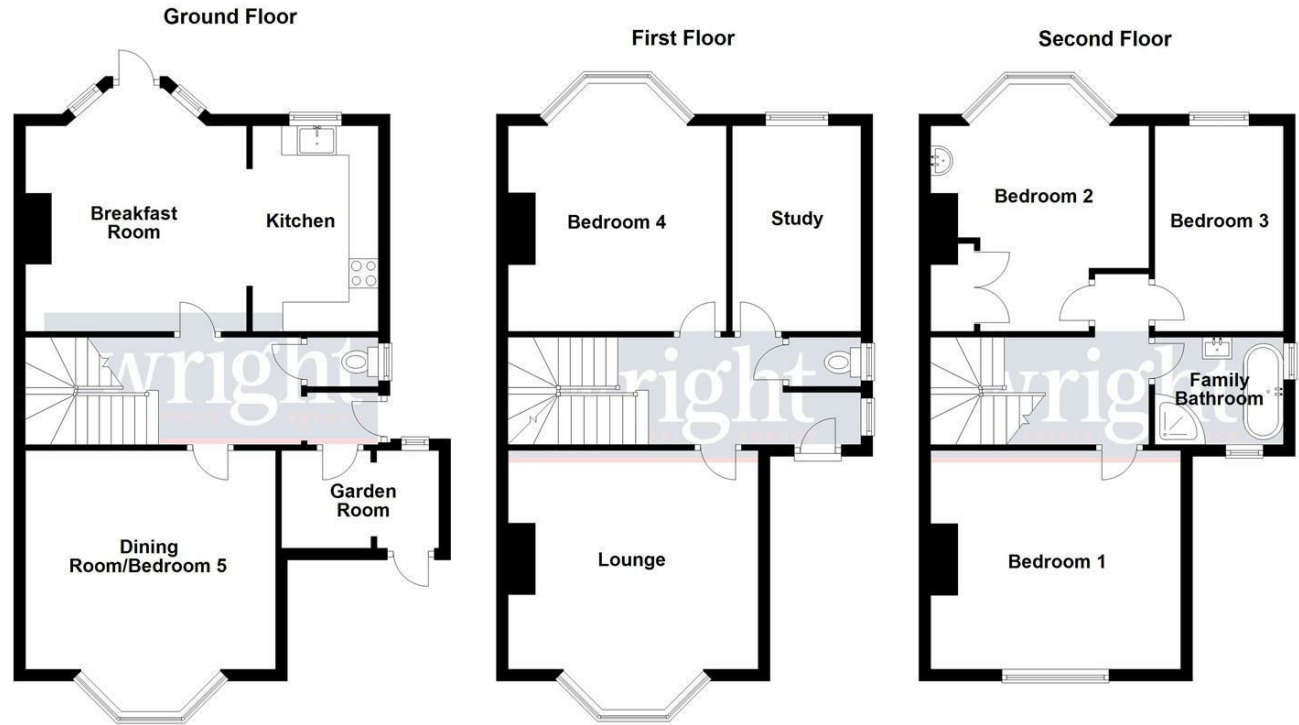
Council Tax

Band D - 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 fittings, 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			
192 plus	A		
161-191	B		
129-160	C		
99-128	D		
69-98	E		
39-68	F		
1-38	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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing:

Date

Time