



- Large Detached Chalet Bungalow
- Family Bathroom & Separate Shower Room
- Short Walk to Town, Beach & Train Station
- 4 Bedrooms
- Ample Off Road Parking & Garage
- Extensively Modernised
- Spacious Open-Plan Lounge/Diner/Kitchen
- Enclosed Garden with Outbuildings
- Viewing Recommended!

2a Leed Street, Sandown, PO36 9DA

£399,950

This truly impressive detached chalet bungalow is conveniently located on the outskirts of Sandown town centre, in a popular residential setting, within easy walking distance of the high street, local train station with direct ferry links to the mainland, and the ever popular seafront with miles of beautiful sandy beaches and coastal paths to explore.

The generously-proportioned accommodation comprises a large open-plan lounge/dining/kitchen with direct access to the garden, 2 bedrooms and bathroom on the ground floor, with 2 further bedrooms and shower room on the first floor. Additionally, the bungalow benefits from a pillared driveway providing ample off road parking and access to the garage. The front garden is lawned with a patio area and gated side access leads to the lawned rear garden with a large timber workshop and outbuilding, which would make a great home office or garden bar.

The rare opportunity to purchase a bungalow in such a convenient location makes this an ideal home for anyone looking to take full advantage of life by the sea in one of the Island's most popular coastal towns. A viewing is a must to fully appreciate everything this fantastic detached home has to offer.



Accommodation

Entrance Hall

Lounge/Diner/Kitchen

36'7 x 13'7 max (11.15m x 4.14m max)

Bedroom 1

12'10 x 11'10 (3.91m x 3.61m)

Bedroom 2

10'11 x 7'5 (3.33m x 2.26m)

Bathroom

8'3 x 7'4 (2.51m x 2.24m)

First Floor Landing

Bedroom 3

12'6 x 9'10 plus recess (3.81m x 3.00m plus recess)

Bedroom 4

12'7 x 8'6 (3.84m x 2.59m)

Shower Room

7'5 x 5'4 (2.26m x 1.63m)

Outside

To the front of the property the driveway provides ample off road parking and access to the garage (15'4 x 8'7). The front garden is laid to lawn with a patio area. Gated side access leads to the enclosed rear garden, which is laid to lawn with a large timber workshop and outbuilding that would make an ideal home office or garden bar.



Services

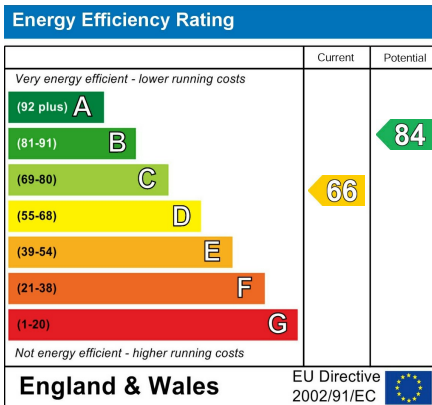
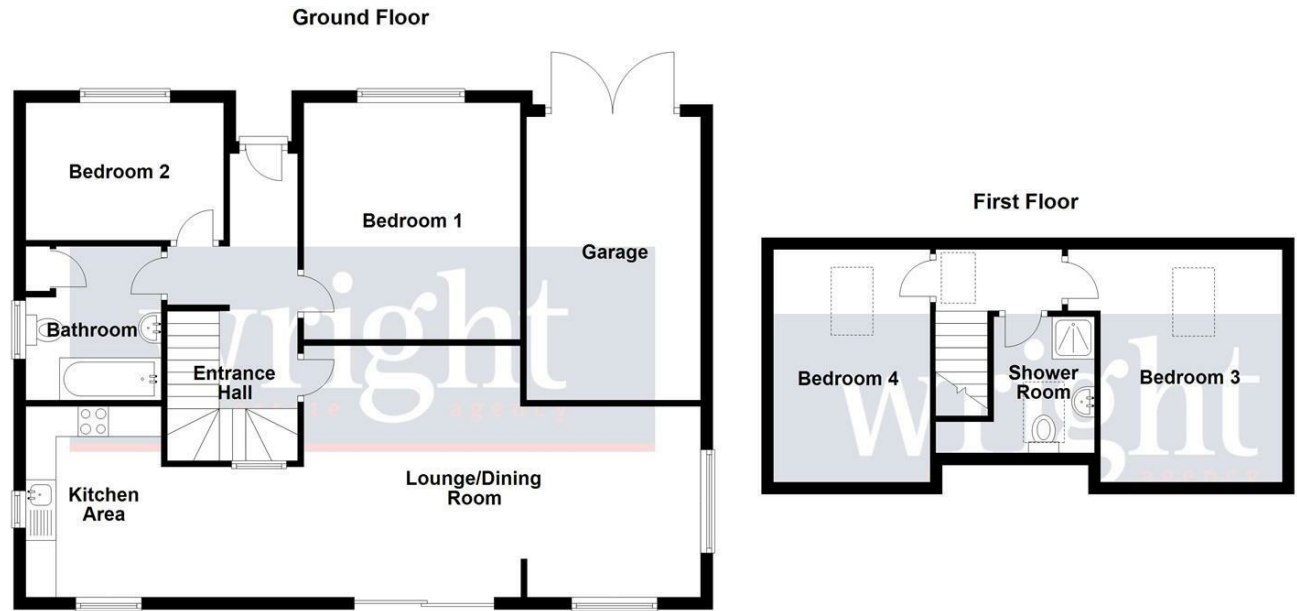
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax



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.



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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 PROTECTED


Viewing: Date Time