



- Attractive Modern Home
- Bathroom & Separate Shower Room
- Close to Town, Beach & Train Station
- Generous Open-Plan Living Area
- Private Garden
- Solar Panels (owned)
- 3 Double Bedrooms
- Allocated Parking
- CHAIN FREE!

The Boat House 79d Station Avenue, Sandown, PO36 8HB

£289,950

This attractive modern home is tucked away in a quiet spot and just a short walk from the town centre providing access to a variety of shops and popular eateries to choose from, the local train station with direct ferry links to the mainland, and the seafront with miles of coastal paths and sandy beaches to explore.

The generously size accommodation comprises an open-plan kitchen/dining/living room and shower room on the ground floor, with 3 double bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a low maintenance garden and allocated parking.

The very convenient setting, impressive modern interior and parking makes this an ideal family home or holiday let investment for anyone looking to take advantage of the popular coastal location. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



Accommodation

Open-Plan Kitchen/Dining/Living Area

34'1 max x 12'9 (10.39m max x 3.89m)

Shower Room

6'11 x 3'10 (2.11m x 1.17m)

First Floor Landing

Bedroom 1

12'10 x 9'3 plus recess (3.91m x 2.82m plus recess)

Bedroom 2

12'10 x 8'9 plus storage (3.91m x 2.67m plus storage)

Bedroom 3

9'5 max x 8'5 plus storage (2.87m max x 2.57m plus storage)

Bathroom

8'10 max x 7'8 (2.69m max x 2.34m)

Outside

The property benefits from an allocated parking space located immediately adjacent to the garden. Gated access leads to the enclosed garden, which is block paved for ease of maintenance.



Services

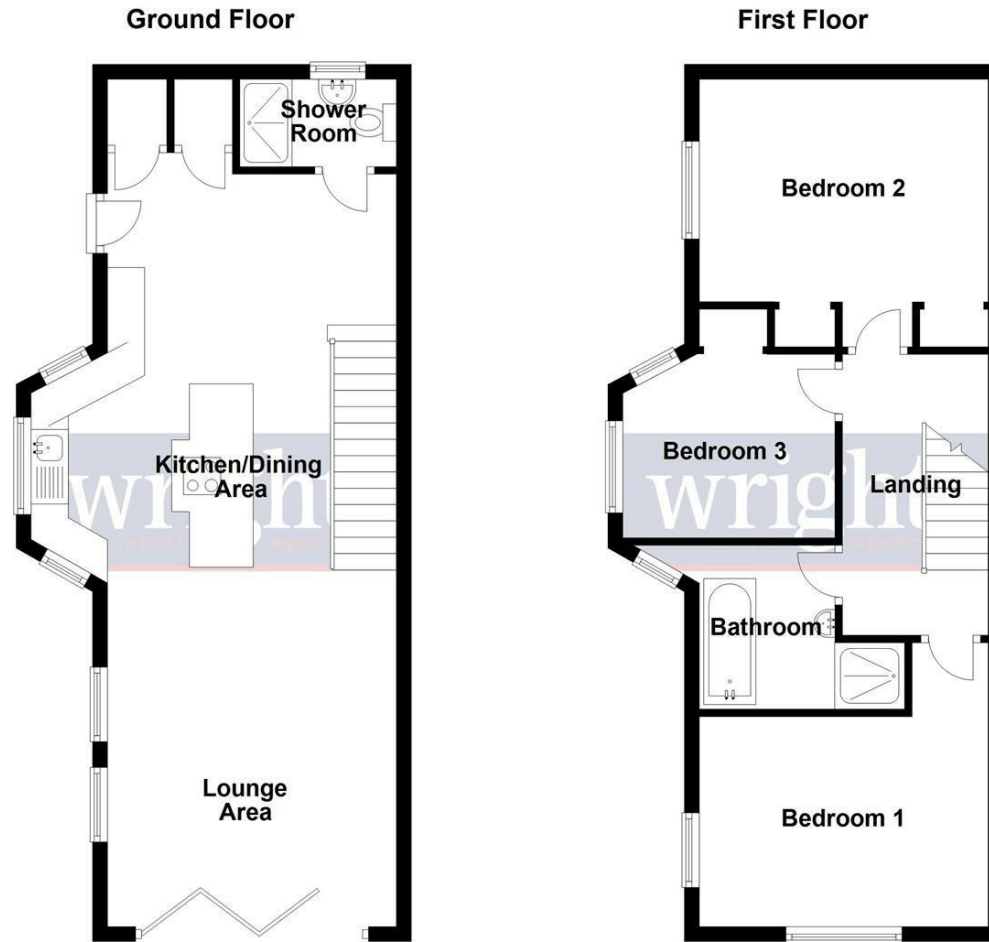
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

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			
(92 plus) A		87	88
(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