



- Short Walk to the Town & Beach
- Two Double Bedrooms
- Modern Kitchen

- Large Open-Plan Living Areas
- Gas Central Heating
- A Must View Home

- Off Road Parking
- Courtyard Area
- Very Well Presented

Flat 1, Lyncroft Grafton Street, Sandown, Isle of Wight, PO36 8JJ

£145,000

This fabulous apartment is in the heart of Sandown, which offers easy access to the high street, and within a few minutes you are able to enjoy the Sandown's lovely sandy beaches. The home has an allocated parking space for one car, with a pathway leading to the courtyard area and the apartment's own private entrance. The home offers a lovely separate modern kitchen and this theme continues with its large open-plan lounge leading through to the dining area, with two double bedrooms, and a large shower room. The home is fully double glazed and has gas central heating. The home also benefits from a communal drying area at the rear. This fantastic home must be viewed to be fully appreciated and we recommend exploring the local area with its amenities and many benefits that Sandown has to offer. Call our Shanklin branch to arrange your viewing today.



Accommodation

Private Entrance

Kitchen

9' x 6'7 (2.74m x 2.01m)

Lounge Area

16'11" max x 11'10" (5.16m max x 3.61m)

Dining Area

11'5" x 7'1" (3.48m x 2.16m)

Bedroom 1

11'1" x 10'6" (3.38m x 3.20m)

Bedroom 2

9'8" x 9'1" (2.95m x 2.77m)

Shower Room

12'8" x 3'11" (3.86m x 1.19m)

Outside

Steps lead down to the small courtyard area with a shed, and the flat has its own private entrance. There is a communal drying area at the rear of the building.

Off Road Parking

There is one allocated parking space for the apartment, which is located to the front left hand side of the building.



Services

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

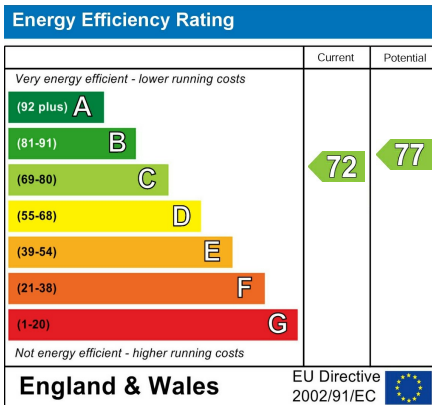
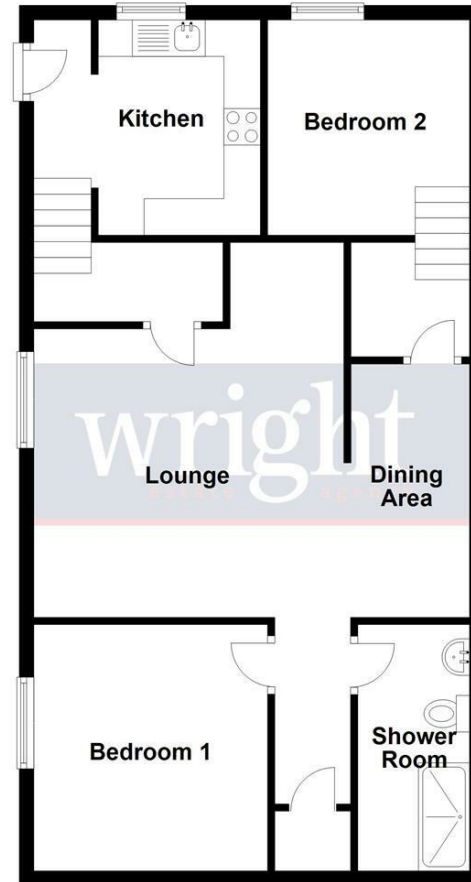
Council Tax

Band B - Please contact The Isle of Wight Council.

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.

Lower Ground Floor



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