



- Modern Semi-Detached House
- Off Road Parking
- Ideal First Time Buyer or Family Home

- 3 Bedrooms (1 En Suite)
- Enclosed Rear Garden
- Short Walk to Town Centre & Seafront

- Downstairs Cloakroom
- Quiet Cul-de-Sac Location
- Viewing Recommended!

4 Priory Court, Sandown, Isle of Wight, PO36 8BZ

£240,000



This modern semi-detached house is tucked away in a small cul-de-sac, just a short walk from Sandown town centre, the seafront with miles of sandy beaches to explore, and the local train station with direct ferry links to the mainland.

The accommodation comprises a kitchen, lounge/diner and cloakroom on the ground floor, with 3 bedrooms (1 en suite), and the family bathroom on the first floor. Additionally, the property benefits from driveway parking and an enclosed garden with gated side access.

The very convenient location, family-friendly accommodation, and off road parking makes this an ideal first home or would ideally suit anyone looking to enjoy Island life in one of it's most popular seaside towns. A viewing is recommended to fully appreciate everything this fantastic modern home has to offer!





# Accommodation

## Entrance Hall

## Kitchen

13'4 x 8'6 (4.06m x 2.59m)

## Lounge/Dining Room

15'8 x 11'10 (4.78m x 3.61m)

## Cloakroom

## First Floor Landing

## Bedroom 1

12'4 x 9'1 (3.76m x 2.77m)

## En Suite

## Bedroom 2

9'7 x 9'1 (2.92m x 2.77m)

## Bedroom 3

8'2 x 6'1 (2.49m x 1.85m)

## Bathroom

## Outside

To the front of the property there is a driveway providing off road parking. Gated side access leads to the enclosed rear garden, which is laid mainly to lawn.



**Services**

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

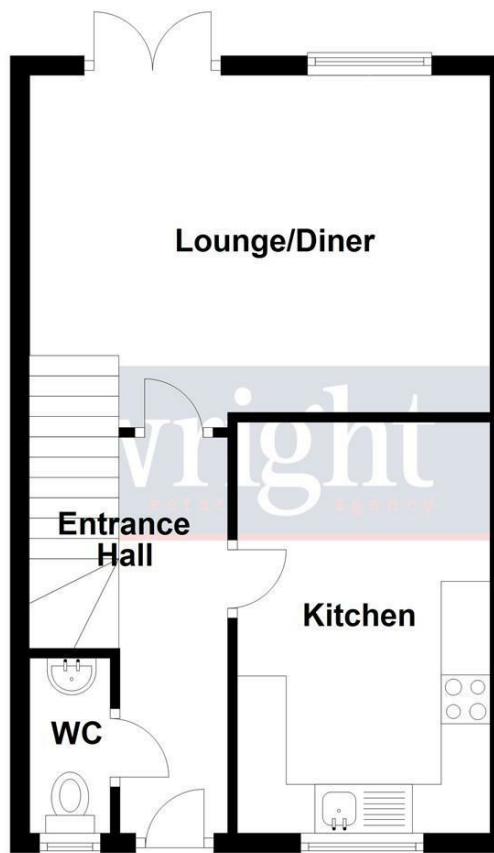
**Council Tax**

Band C - Please contact The Isle of Wight Council on 01983 823901.

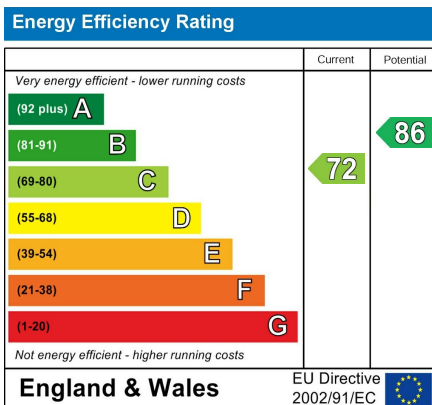
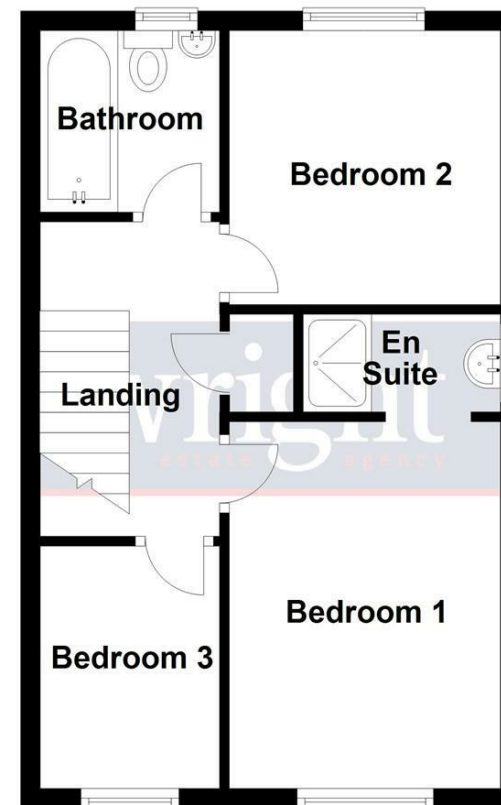
**Agents Notes**

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

**Ground Floor**



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

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PROTECTED

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**Viewing:**

Date .....

Time .....