shanklin@wright-iw.co.uk

wright estate agency



- EXTENSIVE RENOVATION REQUIRED
- Allocated Parking for 1 Car
- Short Walk to Town, Beach & Train Station
- Large Ground Floor Flat
- 2 Bedrooms & Study
- CASH BUYERS ONLY
- Private Garden
- CHAIN FREE
- Viewings Welcome

14A York Road, Sandown, PO36 8ET

£85,000

This surprisingly spacious ground floor flat forms part of a converted building, just a short walk from the nearby town centre with access to a variety of amenities, the seafront with miles of sandy beaches and coastal walks, and the local train station with direct ferry links to the mainland.

The generously proportioned accommodation does require EXTENSIVE RENOVATION throughout and comprises a lounge, dining room, kitchen, 2 bedrooms, a bathroom, 2 separate W.Cs, and a study on the first floor. Additionally, the property benefits from a private garden and allocated parking.

The spacious accommodation, enormous scope for improvement, allocated parking, and private garden makes this an ideal property for anyone looking to get their teeth into a renovation project in one of the Island's most popular coastal towns. A viewing is recommended to appreciate everything this CHAIN FREE flat has to offer!







Accommodation

Entrance Area

Lounge
15' into bay x 12'9 (4.57m into bay x 3.89m)

Dining Room
12'6 x 10'10 (3.81m x 3.30m)

Separate W.C

Kitchen
11'2 x 10'10 max (3.40m x 3.30m max)

Bedroom 1
12'9 x 12'4 (3.89m x 3.76m)

Bedroom 2
16'11 max x 9'4 max (5.16m max x 2.84m max)

Bathroom

Separate W.C

First Floor

Study
21' x 6'3 (6.40m x 1.91m)







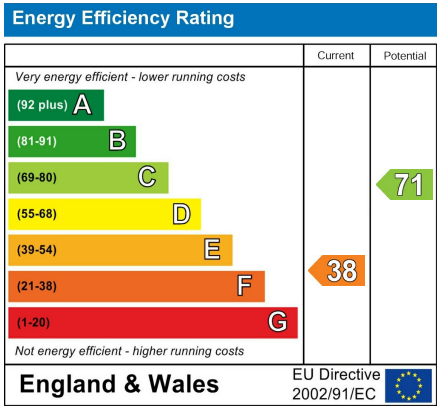
Outside
To the front of the building there is an allocated parking space for 1 car. To the rear of the building there is a private garden.

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

Council Tax
Council Tax Band B - 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 fitments, 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 Tombleson's 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

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The Property Ombudsman

Viewing: Date ..... Time .....