

Bee Cottage Broadway Sandown, PO36 9BZ

£200,000



A charming cottage, offered CHAIN FREE! Ideally located within easy reach of Sandown beach, town centre, heights leisure centre and bus routes this property comprises good-sized living room, dining room, modern-fitted kitchen, two double bedrooms and modern-fitted bathroom. Other benefits include an easily-maintainable rear garden, double glazing and gas central heating.

CHAIN FREE

2 DOUBLE BEDROOMS

2 RECEPTION ROOMS

CHARMING COTTAGE

CLOSE TO BEACH & TOWN

DOUBLE GLAZED & GAS CENTRAL HEATING

ROOMS

Dining Room 10' 10" x 11' 10" (3.3m x 3.6m)
 Spacious Dining area. Wooden floorboards. Understairs storage & Storage cupboard with stable doors. Fireplace (not in use). Radiator.

Kitchen 6' 3" x 12' 6" (1.9m x 3.8m)
 Tiled flooring. Real wood fitted kitchen with sink drainer and double gas hob & oven. Fitted Utility area. Double glazed door & Window to rear aspect, access to the garden.

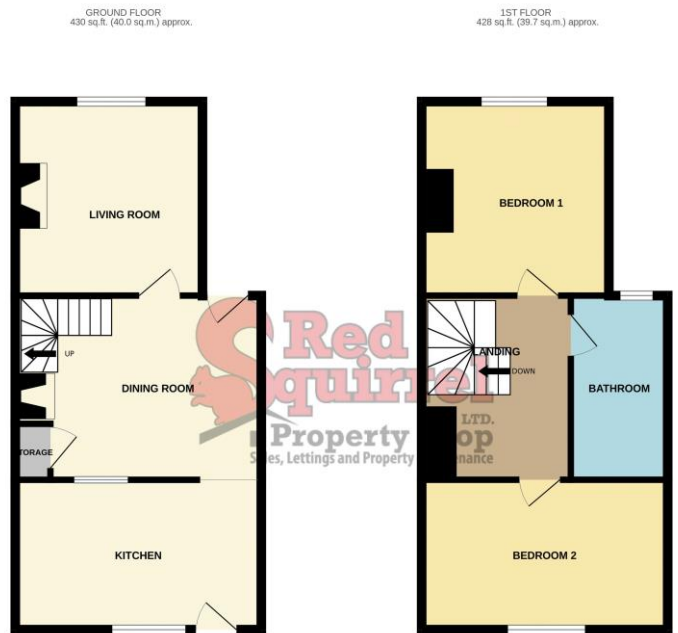
Living Room 11' 6" x 11' 2" (3.5m x 3.4m)
 Stunning living room with wooden flooring. Brick Fireplace. Double glazed windows to front & side aspect. Radiator.

Landing

Bedroom 1 11' 6" x 10' 10" (3.5m x 3.3m)
 Spacious Double bedroom Wooden floorboards. Double glazed window to front aspect. Radiator.

Bathroom 9' 10" x 5' 11" (3.0m x 1.8m)
 Modern-fitted bathroom. Bath with shower over head. sink & WC. Laminate flooring. Heated towel rail.

Bedroom 2 8' 6" x 12' 10" (2.6m x 3.9m)
 Double bedroom with wooden floorboards. Double glazed window to rear aspect & boiler cupboard.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, individual measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
 Made with floorplan 10/2023



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

