

St. Johns Road Sandown, PO36 8HE

£165,000



Offered CHAIN FREE!! Is this 3 bedroom first floor flat located in the popular town of Sandown, within walking distance to Sandown's sandy beaches, shops, restaurants & bus routes. This first floor flat consists of a light & airy living room, two double bedrooms, a single bedroom, spacious kitchen, Bathroom & WC. Other benefits of the property includes loft space, double glazing throughout & Gas central heating. This is a must see!! Subject to the grant of a new lease on sale.

CHAIN FREE!!

3 BEDROOMS

DOUBLE GLAZING & GAS CENTRAL HEATING

FIRST FLOOR APARTMENT

CLOSE TO BEACHES, SHOPS & BUS ROUTES

# ROOMS

## First Floor Landing

### Kitchen 11' 5" x 12' 1" (3.49m x 3.68m)

Laminate flooring. Fitted-kitchen & wall base units. Gas hob & electric fan oven. Sink drainer. Room for white goods. Double glazed window to rear aspect. Boiler.

### Bathroom 11' 4" x 7' 11" (3.46m x 2.42m)

Carpet flooring. Sink & WC. Fitted bath & walk-in shower. Double glazed frosted window to side aspect. Loft access.

### WC 2' 11" x 6' 7" (0.90m x 2m)

WC & sink. Double glazed frosted window to side aspect. Heated towel rail.

### Bedroom 1 9' 0" x 12' 5" (2.74m x 3.79m)

Carpet flooring. Double glazed window to rear aspect. Radiator.

### Bedroom 2 8' 3" x 12' 5" (2.51m x 3.79m)

Carpet flooring. Double glazed window to side aspect. Radiator.

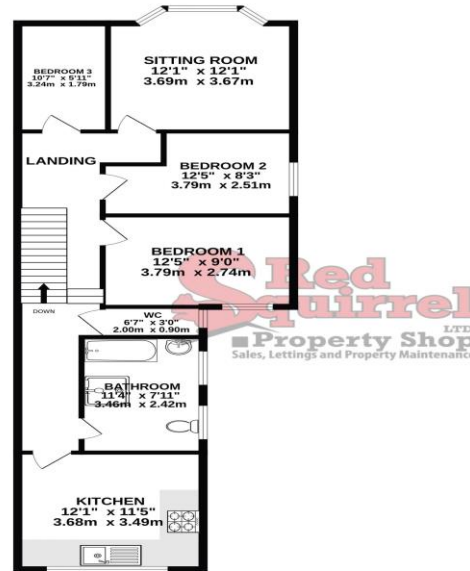
### Living room 12' 0" x 12' 1" (3.67m x 3.69m)

Carpet flooring. Double glazed bay window to front aspect. Radiator.

### Bedroom 3 11' 3" x 5' 10" (3.42m x 1.79m)

Carpet flooring. Double glazed window to front aspect.

GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

