



33, Station Avenue

Sandown, PO36 9BW



£325,000
LEASEHOLD



Conveniently positioned for the beaches and train line, this fantastic Victorian mid-terrace property offers flexible accommodation with four-five bedrooms, a delightful garden, plus a carport.

- Victorian mid-terrace property
- Four to five bedrooms and two bathrooms
- Sunny rear garden with patio and shed
- Close to amenities, schools, and sandy beaches
- Carport to the rear
- Flexible accommodation throughout
- Spacious and naturally light accommodation
- Situated in a fantastic location for travel links
- Potential to put your own stamp on
- Beautiful views to the rear of the property

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Benefitting from spacious accommodation throughout, this wonderful family home enjoys a fantastic position within a quiet area of the popular seaside town of Sandown. With amenities, sandy beaches, and schools just a short walk away, this Victorian home enjoys a sunny position on this quiet street and benefits from a car port to the rear of the property. The generous accommodation comprises a porch leading into the entrance hall which provides access to the living room, the games room/ground floor bedroom, and to the large kitchen diner which continues through to the utility room and ground floor shower room. From the entrance hall is the stairwell to the first-floor landing which provides access to four bedrooms, the family bathroom, and a cloakroom. Outside is a mature garden which enjoys sunshine all day and provides the perfect spot to sit and relax in.

The property is set in a fantastic coastal location with the award-winning golden beaches of Sandown Bay located just a short stroll away, offering plenty of seafront activities to enjoy. Providing a convenient lifestyle, Sandown High Street is located on the doorstep and offers a range of great shops, convenience stores, cafes and restaurants. There are plenty of water sports available in the bay and The Heights Leisure Centre is just a few minutes' walk away which offers fitness classes and a gym, a large swimming pool and a health suite. Sandown is served by Southern Vectis bus routes 2, 3 and 8 providing direct services to Bembridge, Newport, Ryde, Shanklin and Ventnor. Sandown train station is also located within a 5-minute walk from the property providing a direct connection to high-speed foot passenger ferry services from Ryde to the mainland. Additionally, the Fishbourne to Portsmouth car ferry service can be reached within a 30-minute drive.

Welcome to 33 Station Avenue

Wonderfully framing the front of the property is a small garden which is mostly laid to lawn and is dressed with colourful potted plants. The front door opens into a small porch which offers ample space to store coats and shoes.

Entrance Hall

This naturally light space benefits from period features including a decorative archway, picture rails, and a Victorian inspired tile floor.

Living Room

Featuring a log burner at the focal point of the room, this wonderful family room boasts a bay window to the front aspect which floods the space with lovely natural light.

Games Room/Ground Floor Bedroom

Boasting versatility, this well-proportioned room is currently set up as a guest bedroom but has the potential to be utilised in a number of ways depending on the new owners specifications. With a window to the rear aspect, the room features a lovely fireplace and enjoys the afternoon sunshine.

Kitchen-Diner

Occupying a rear position on the ground floor, this fantastic room offers space for a large dining table and dining room furniture as well as being semi-open plan with the kitchen space which makes for a great entertaining space or just for a family night in. With two windows to the side aspect, the space is naturally lit and hosts a modern kitchen to one end of the room. The kitchen offers a range of base and tall cabinets providing plenty of storage as well as integrated appliances including an electric oven, a dishwasher and electric hobs. The wooden worktops integrate an undermounted sink plus there is space within an alcove for a fridge freezer. The kitchen-diner benefits from access to the understairs cupboard.

Utility Room

This handy utility space offers undercounter space for two appliances including plumbing for a washing machine. There is additional space for a freestanding fridge or freezer, if desired. A glazed door leads to the garden.



Ground Floor Shower Room

Conveniently located on the ground floor, this shower room comprises a corner shower cubicle, a hand basin, and a w.c. There is a small obscure glazed window to the rear aspect, and the room is finished with neutral wall tiles.

First Floor Landing

The carpeted stairwell leads up to a split-level landing with the lower half leading to the cloakroom, bathroom, and a bedroom and the upper landing leading to three bedrooms.

Bedroom One

Enjoying a bay window to the front aspect, this double bedroom features a wonderful period fireplace, plus there is ample space for bedroom furniture.

Bedroom Two

Located on the lower landing section and enjoying far reaching views across the rooftops to the downs, this double bedroom is currently utilised as a craft room and features a laminate floor.

Bedroom Three

Also enjoying views to the rear, this double bedroom features space for storage as well as a wood effect laminate flooring.

Bedroom Four

Currently utilised as a study, this single bedroom benefits from a window to the front aspect and could be utilised in a number of ways.

Family Bathroom

Comprising a bath and a hand basin, this space is naturally lit from the obscure glazed window to the side aspect and features a large airing cupboard containing the boiler.

Cloakroom

Sitting separately from the main family bathroom, this cloakroom is ideal for busy family homes and contains a w.c, and a window to the side aspect.

Garden

Planted with a whole range of shrubs and perennial flowers, this wonderful garden enjoys sunshine for most of the day and also features a wonderful wildlife pond. A path meanders through the garden to the back which features a large storage shed, ideal for storing gardening equipment. The path continues to the gate at the rear of the property which leads to Station Lane and also leads to the car port.

Parking

The property benefits from a car port to the rear of the garden, accessed by Station Lane, which provides off-road parking for one vehicle. On street parking is available on Station Avenue and nearby roads.

33 Station Avenue presents a fantastic opportunity to acquire a generous family home within easy distance to amenities and travel links, with off road parking and a sunny rear garden. A viewing is highly recommended by the sole agents, Susan Payne Property.

Additional Details

Tenure: Leasehold

Lease Length: 990 years from July 1866 (831 years remaining)

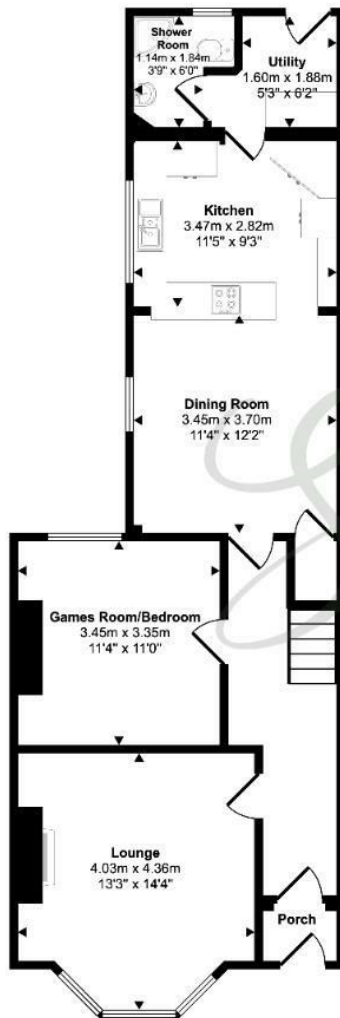
Charges: £0.00

Council Tax Band: C (approx. £2,317.75 pa – Isle of Wight Council 2025/2026)

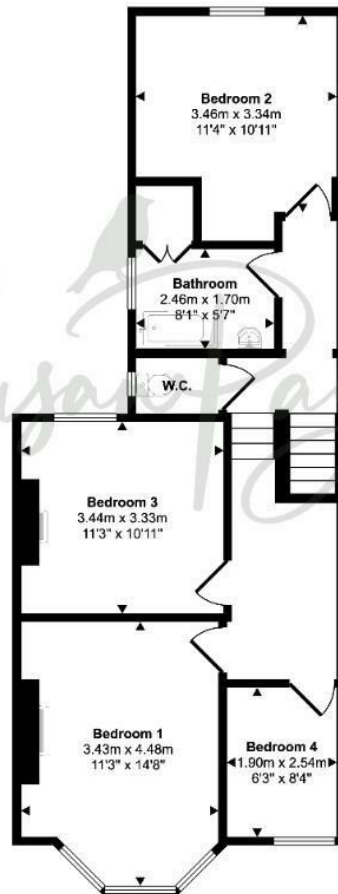
Services: mains water, gas, electricity, drainage



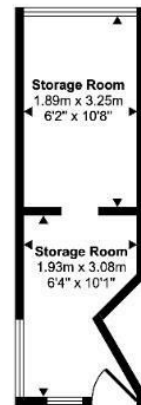
Approx Gross Internal Area
156 sq m / 1678 sq ft



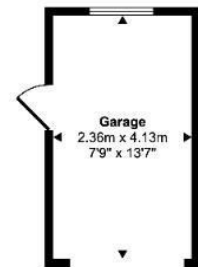
Ground Floor
Approx 70 sq m / 754 sq ft



First Floor
Approx 65 sq m / 696 sq ft

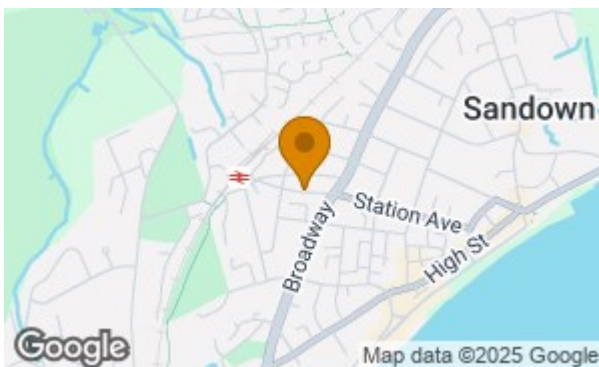


Outbuilding
Approx 12 sq m / 124 sq ft



Garage
Approx 10 sq m / 105 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents.

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