shanklin@wright-iw.co.uk

wright
estate agency



- SUPERB Detached Modern Home
- Lounge with Balcony & Far Reaching Views
- Short Walk to Train Station, Town Centre & Seafront
- 5 Double Bedrooms (1 En Suite)
- Ample Driveway Parking & Double Garage
- Sought After Seaside Town Location
- Quality Fitted Kitchen & Dining Room
- Enclosed Rear Garden
- CHAIN FREE

28B Nunwell Street, Sandown, PO36 9DE

£565,000

This superb detached home is located in a quiet tree-lined street, just a short walk from the local train station with direct ferry links to the mainland, the town centre with a variety of useful amenities on offer, and the seafront with miles of beautiful sandy beaches and coastal paths to explore. The nearby leisure centre, a doctor's surgery and several local schools are all within easy reach.

The immaculately presented accommodation is arranged over 3 floors and comprises 5 bedrooms (1 en suite), a lounge with direct access to the balcony, a quality fitted kitchen, cloakroom, dining room, and 2 bathrooms. Additionally, the property benefits from driveway parking to the front, an enclosed rear garden which is laid to lawn, and further driveway parking and a detached double garage located at the rear of the property.

The peaceful yet convenient location with access to many local amenities, the very flexible accommodation, and ample off road parking makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most popular coastal towns. A viewing is a must to fully appreciate everything this truly stunning CHAIN FREE home has to offer!







Entrance Hall

Lounge
17'3 x 12'11 (5.26m x 3.94m)

Dining Room
11'10 x 11'1 (3.61m x 3.38m)

Kitchen
11'9 x 10'1 (3.58m x 3.07m)

Inner Lobby

Cloakroom

Lower Ground Floor Lobby

Bedroom 4
12'11 x 11'3 (3.94m x 3.43m)

Sitting Room/Bed 5
16'2 x 11'10 max (4.93m x 3.61m max)

Shower Room

First Floor Landing

Bedroom 1
17'3 x 13'1 max (5.26m x 3.99m max)

En Suite

Bedroom 2
12'1 x 11'10 (3.68m x 3.61m)

Bedroom 3
11'3 x 9'2 (3.43m x 2.79m)

Bathroom

Outside
To the front of the property the driveway provides off road parking for 2/3 cars. Gated side access leads to the enclosed rear garden, which is tiered and laid mainly to lawn. Gated rear access leads to further driveway parking for an additional 3/4 cars and access to the detached double garage with an electric up and over door, power and lighting.



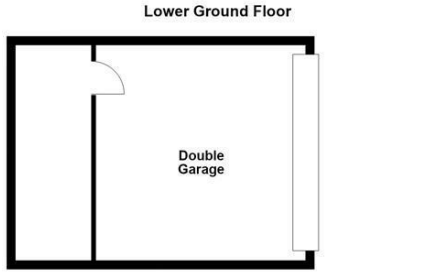


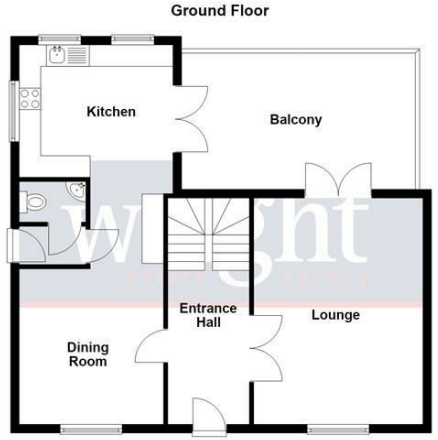


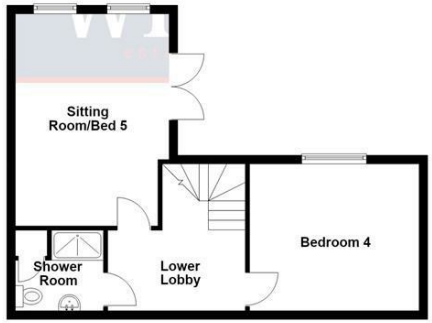
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

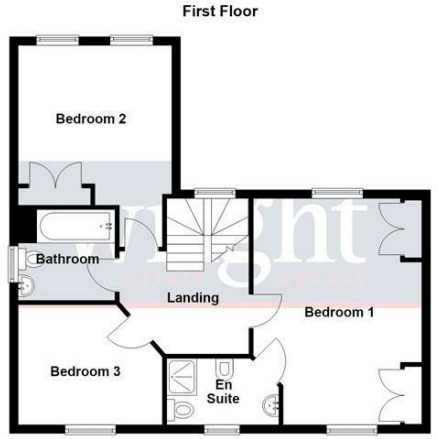
Council Tax
Council Tax Band F - Please contact The Isle of Wight Council on 01983 823901.

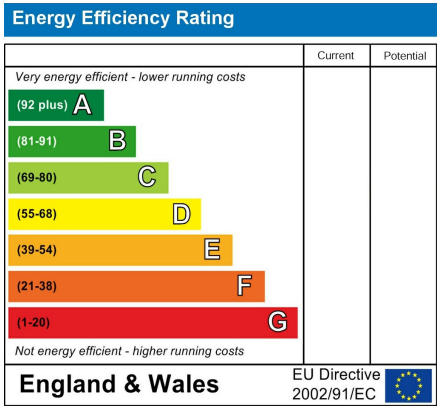
Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will 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 Tomblesons 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

naea | propertymark PROTECTED
The Property Ombudsman

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