



Auctioneers of  
Residential & Commercial Property

**83A HIGH STREET, SANDOWN, ISLE OF WIGHT**

**PRICE GUIDE £115,000 - £125,000**

**FOR AUCTION ON 24<sup>TH</sup> AUGUST 2011**



**Four bedroom flat for sale by auction on 24<sup>th</sup> August 2011.**

**Large first and second floor flat within High Street, Sandown. Sandown is a prominent tourist resort town sharing the coast of Sandown Bay with Shanklin. The town's population is considerably boosted in the summer months by visitors. Traditional multiples are evidenced on the High Street but generally the town serves day to day needs and the tourist trade.**

**The property enjoys sea views across to Culver Down from the second floor and has recently undergone a programme of refurbishment with a new fitted kitchen and decoration throughout. The property has UPVC double glazed sealed casements throughout.**

**Island  
Auction  
Rooms**

79 Regent Street Shanklin  
Isle of Wight, PO37 7AP  
T. 01983-863441  
F. 01983-863890  
E.enquiries@islandauctionrooms.co.uk  
I. www.islandauctionrooms.co.uk



62 High St Newport  
Isle of Wight PO30 1BA  
T. 01983 822 555  
F. 01983 522 559  
E. enquiries@gullyhoward.com  
I. www.gullyhoward.com



## **Accommodation:**

Wrought iron staircase to first floor level.

Entrance porch with door to entrance hall with stairs to half landing and stairs to second floor; radiator and useful storage area and cupboard housing fuse box and meters.

Bathroom suite comprising panelled bath with shower over and tiled surround, pedestal wash hand basin with windows to rear. Radiator and cupboard housing gas combination boiler supplying domestic hot water and central heating. Separate w.c. with suite comprising low flush w.c. and window to side.

## **Half Landing:**

**Kitchen/diner: (12ft 7' x 11ft 3')** Recently fitted with wall and base cupboards units with laminate worksurfaces over. Integrated electric cooker with four ring gas hob over, stainless steel sink unit with single drainer and swan neck mixer tap. Radiator and window to rear. Space for table and chairs.

**Lounge: (13ft 9' x 12ft 7')** Feature bay window to front and inset fireplace with electric flame effect fire and radiator.

**Bedroom 4: (10ft 2' x 6ft 9')** Window to front and radiator.

**Second Floor Landing featuring stained glass window to rear; access to loft and radiator.**

**Bedroom 1: (13ft 9' x 12ft 7')** Feature bay window to front enjoying sea views.

**Bedroom 2: (11ft 4' x 12ft 7')** Window to rear and radiator.

**Bedroom 3: (10ft 2' x 6ft 9')** Window to front with sea views towards Sandown Pier.

**Tenure:** Leasehold – 999 years from 1999

**Ground Rent:** £125 per annum and ¼ of the insurance to be paid to the Freeholder.

**Council Tax Band:** C

**Viewing: Please contact Gully Howard Ltd on 01983 822555 or Island Auction Rooms 01983 863441 to arrange a mutually convenient time to view the property.**



**Agents Note:** 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, services or heating systems have been tested. Noting 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

