



4 Clevelands, 44 Victoria Road, Sandown, IOW

£125,000



Megan Baker
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DRAFT PARTICULARS ONLY:

Located close to the local sandy beaches and amenities, this elegantly styled period apartment is positioned on the first floor and has the benefit of allocated parking and an extended lease to 150 years. With tall ceilings; ornate moulded cornicing and ceiling roses, the rooms are light and well appointed, comprising a sitting/dining room; separate kitchen; good sized double bedroom and a stylish bathroom.

The apartment building is well maintained and managed and has the benefit of large, neatly tended communal gardens where apartment 4 has its own summerhouse.

Communal entrance door into:

ENTRANCE PORCH:

With beautiful stained glass main entrance door into:

COMMUNAL HALLWAY:

Smartly presented in white, with sweeping staircase to the first floor and personal door to apartment 4.

ENTRANCE HALLWAY:

With built in airing cupboard housing the hot water cylinder and providing extra storage and smart wooden part glazed doors to:

LIVING ROOM:

16'0 max x 14'0 max (4.88m max x 4.27m max)

In fresh white decor with tall ornately coved ceilings, this elegant room is arranged in an L-shape to provide room for seating and dining. A handsome feature fireplace with a coal effect gas fire provides a focal point and there are two windows to the front.

KITCHEN:

10'3 max x 5'11 max (3.12m max x 1.80m max)

Fitted with a good range of "Schreiber" clotted cream fronted units with smart wooden effect worktops which incorporate a Belfast sink. Integrated oven; hob and extractor hood as well as spaces for washing machine; dishwasher and fridge/freezer. Window to front and access to large, boarded loft area.





BEDROOM ONE:

11'11 x 10'4 (3.63m x 3.15m)

A pretty double room with tall, corniced ceilings and moulded ceiling rose. Window to rear.

BATHROOM:

8'0 max x 4'7 max (2.44m max x 1.40m max)

Stylishly presented in a grey and white colour scheme, with fully tiled walls and large mirrors to reflect the light from the light well. Fitted with sleek white bath with shower over; WC and wash hand basin.



PARKING:

To the front of the home is an allocated parking space for each of the apartments. Side access leads to the:

COMMUNAL GARDENS:

This lovely, sunny and well tended large garden is mainly laid to lawn with attractive planting and shrubs. There is a drying area and a large decked rear terrace. Three of the apartments have their own summer house on the decking - colourfully arranged like beach huts.

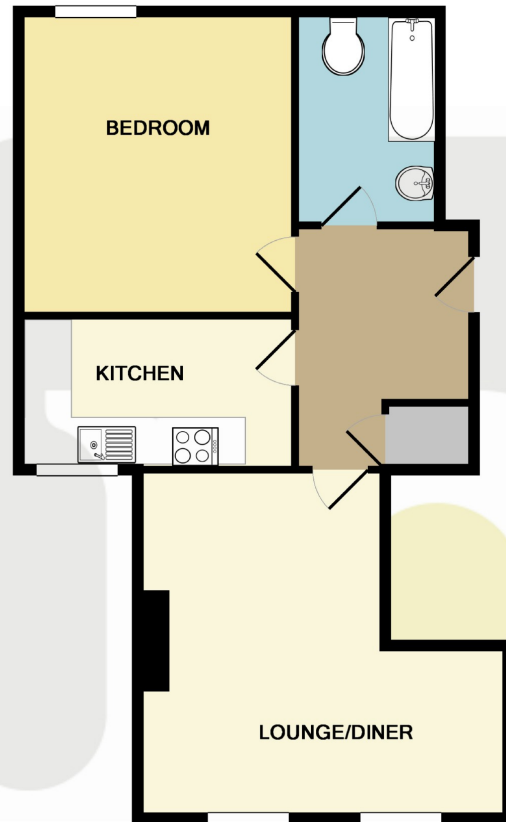


Viewings: Strictly by appointment only through Megan Baker Estate Agents

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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan



TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 such by 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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