



Leed Street | | Sandown | PO36 8JG

Offers In Excess Of £425,000





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This spacious Victorian 7 bedroom property is located in a sought-after location in the popular seaside town Sandown, within walking distance to Sandown's beautiful beach, shops and local restaurants. The property was previously used as a successful B & B however alternatively can be used as a spcaious home. The property consists of three floors, the ground floor consisting of a dining room, living room, conservatory, kitchen, bedroom and shower room. The first floor consists of three double bedrooms benefitting from en-suite shower rooms. The second floor consists of three double bedrooms benefitting from en-suite shower rooms. Outside offers terraced garden with a garden shed. Other benefits of the property includes ample parking, gas central heating and double glazing throughout. This is the perfect property for investors with potential to develop the property or large families!!

- GREAT INVESTMENT OPPORTUNITY!!
- SEMI-DETACHED
- CLOSE TO LOCAL SHOPS, BEACH & RESTAURANTS
- GAS CENTRAL HEATING & DOUBLE GLAZING THOUGHOUT
- 7 BEDROOMS WITH EN-SUITE
- AMPLE PARKING
- CONSERVATORY

Entrance Hall      Bedroom 4  
Dining room      Bedroom 5  
Living Room      Second floor landing  
Conservatory  
Kitchen      Bedroom 6  
Bedroom 1      Bedroom 7  
First Floor Landing      WC  
Bedroom 2  
Bedroom 3



#### 14 leed st

TOTAL AREA: 174.13 m² • LIVING AREA: 174.13 m² • FLOORS: 3 • ROOMS: 26



#### ▼ Ground Floor

TOTAL AREA: 94.93 m² • LIVING AREA: 94.93 m² • ROOMS: 10



#### ▼ 1st Floor

TOTAL AREA: 46.34 m² • LIVING AREA: 46.34 m² • ROOMS: 7



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band **E**  
EPC Rating

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