



# 19a, Brownlow Road

Sandown, Isle of Wight PO36 8PA



Presenting a fantastic opportunity to acquire a Victorian semi-detached property offering plenty of potential reconfigure and design, this two-bedroom property benefits from two reception rooms, driveway parking, and a rear garden.

- Victorian semi-detached property
- Opportunity to update to own specifications
- Original Victorian features
- Rear garden with patio and side access
- Convenient location for local amenities
- Two double bedrooms
- Potential to extend into loft space
- Potential to reconfigure
- Off-road parking
- Island wide travel links a short stroll away

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

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Believed to have been built as a railway cottage in 1902, this charming semi-detached property presents an exciting opportunity to create a fabulous family home with modern finishes. The property benefits from spacious accommodation throughout as well as a family bathroom and a separate ground floor cloakroom, plus the kitchen offers access into a dining room which could be made open plan, if desired. The accommodation has been maintained over the 14 years the current owner has owned this property, and it has been recently redecorated throughout. The décor is mostly neutral throughout with a mixture of neutral carpets, wooden flooring, and vinyl flooring. The garden offers plenty of outside space as well as a shed and storage, and there is a parking space at the front of the house. The accommodation comprises an entrance hall leading to the living room, the ground floor cloakroom, and the kitchen. From the kitchen is access to the dining room and the door to the rear garden. The stairwell to the first-floor landing is accessed from the entrance hall and provides access to two double bedrooms, the family bathroom, and a handy airing cupboard.

The property is positioned in a fantastic seaside location within easy walking distance to the spectacular golden beaches of Sandown Bay. The Esplanade and the High Street are also conveniently located within a fifteen-minute walk which offers a range of great shops, cafes and restaurants, and Lake railway station is a four minute walk away providing a direct route to Ryde and mainland travel links. The seafront enjoys a whole host of fun-packed family activities such as a range of watersports, a dinosaur museum, the Wildheart Animal Sanctuary and the new Sandham Gardens which includes Dino golf and karting. For keen fitness and wellness enthusiasts, the Heights Leisure Centre is nearby and offers fitness classes and a gym, a large swimming pool, and a health suite with a sauna and steam room.

### **Welcome to 19a Brownlow Road**

A concrete driveway at the front of this red brick property makes way for a few steps down to the traditional Victorian style porch and the composite front door. A paved pathway leads down the side of the house to a gate which leads to the rear garden.

### **Entrance Hall**

*extending to 16'8 (extending to 5.08m)*

This lovely entrance hall is flooded with natural light from the window to the front aspect and partial glazing in the front door. The space provides access to the living room, the stairwell with an understairs cloakroom, and access to the kitchen, plus it is lit by a ceiling light and warmed by a radiator. The space also offers the thermostat, the internet and telephone points, and a cupboard containing the electrical consumer unit.

### **Cloakroom**

Tucked away in a handy spot under the stairs, this space comprises a w.c, a wall mounted hand basin, and an obscure glazed window to the side aspect. The space is warmed by a small radiator and lit by a wall light.

### **Living Room**

*11'9 x 11'0 (3.58m x 3.35m)*

Currently used as a bedroom, this lovely living room benefits from a window to the front aspect, original wooden floorboards, a dado and picture rail, plus a chimney breast with a covered fireplace. A radiator can be found under the window and a ceiling light illuminates this space.

### **Kitchen**

*14'6 x 10'6 (4.42m x 3.20m)*

This spacious kitchen offers a wood effect vinyl flooring, wood effect base and cabinets with a dark worktop which integrates a sink and drainer, an electric oven, and a gas hob. A window to the rear aspect allows plenty of natural light into the space, and a partially glazed door leads out to the rear garden. There is undercounter space and plumbing for two appliances as well as plenty of storage, a small breakfast bar, and end of counter space for a fridge freezer. The space is lit by recessed spotlights and warmed by a radiator, plus the gas boiler is located here.



### **Dining Room**

*12'0 x 9'0 (3.66m x 2.74m)*

Accessed from the kitchen, this lovely dining area benefits from a large window to the rear aspect with a radiator under, a covered fireplace, and wall mouldings. The space has potential to be made open plan with the kitchen, if desired, and is lit by a ceiling light. The space has also previously been open plan with the living room, which could be opened once again, if desired.

### **First Floor Landing**

*extending to 11'7 (extending to 3.53m)*

A carpeted stairwell leads to the first-floor landing where two double bedrooms, a bathroom, and an airing cupboard can be found. A large obscure glazed window to the side aspect floods the space with natural light and access to the large, boarded loft can be found here.

### **Bedroom One**

*12'0 x 10'6 (3.66m x 3.20m)*

This carpeted room offers a window to the rear aspect with views over the garden and towards the downs. The double bedroom offers a covered fireplace, a radiator, a ceiling light, and wall mouldings.

### **Bedroom Two**

*12'0 max x 9'1 max (3.66m max x 2.77m max)*

Flooded with natural light from the large window to the front aspect, this double bedroom offers a range of built-in wardrobes and cupboards, a 70's feature fire, a radiator, and a ceiling light.

### **Bathroom**

Naturally lit by the obscure glazed window to the front aspect, this spacious bathroom offers a bath with a shower over, a w.c, and a cabinet unit with an integrated hand basin. The space is lit by a ceiling light and offers a wall tile surround plus it is warmed by a radiator.

### **Garden**

This garden offers a grassed lawn with a pathway through the middle leading to a shed and outbuilding. The garden will be fully enclosed and there is a paved patio at the rear of the house. There is a gated side access to the front where an outdoor tap can be found.

### **Parking**

The property provides off-road parking for one vehicle as well as additional on-road parking along Brownlow Road.

19a Brownlow Road presents a fantastic opportunity to acquire a two bedroom semi-detached property in a highly convenient location with potential for upgrading, if desired. An early viewing with the sole agent, Susan Payne Property, is highly recommended.

### **Additional Details**

Tenure: Leasehold

Lease Length: 999 years from 2008

Council Tax Band:

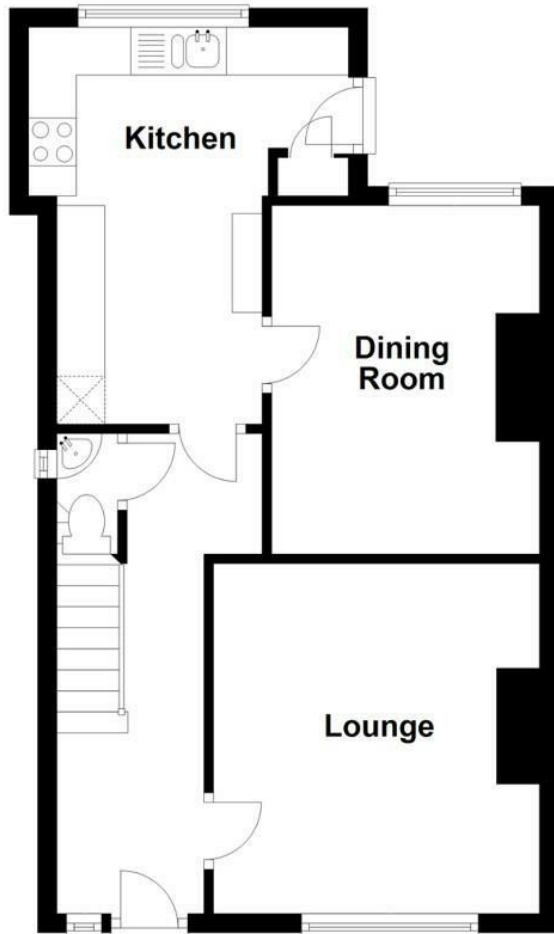
Services: Mains water, drainage, gas, electricity





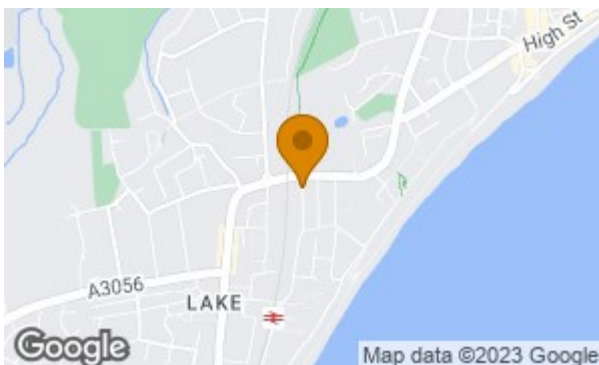
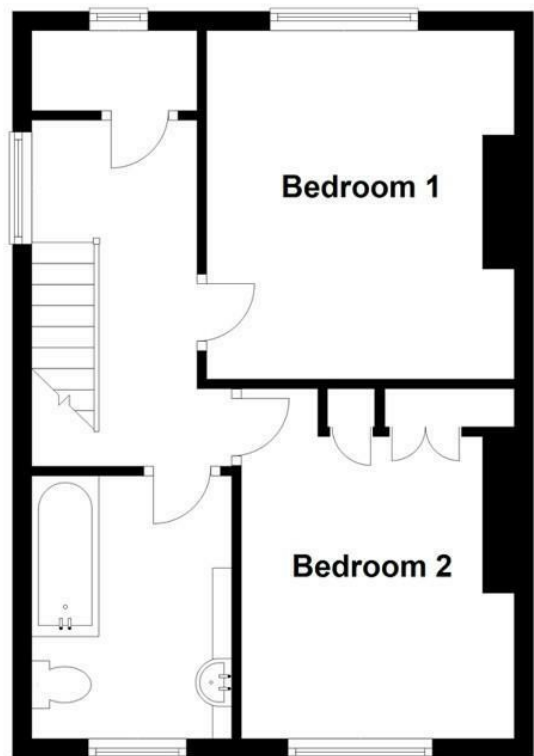
## Ground Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



## First Floor

Approx. 37.3 sq. metres (402.0 sq. feet)



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		
	39	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### Agent Notes:

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