

SPENCE WILLARD



The Townhouse, 101 Station Road, Sandown, Isle of Wight

Located a short walk from the beach this attractive period guest house offers a wealth of accommodation including a comfortable owners wing, off road parking and enclosed private gardens

VIEWING:

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Situated just moments from the beach this period house provides an excellent and versatile arrangement of accommodation with eight guest rooms including with a three-bedroom owners wing, off road parking and lovely enclosed walled gardens to the rear. The interiors are stunning with unique and individually decorated rooms all boasting interior design flair making it a popular destination for visitors to the island and capable of handsome returns for any owner occupier who wishes to run as a guest house such as the current owners.

Arranged over two floors there are a range of well-equipped guest rooms, all with ensuite shower or bathrooms and the owners accommodation to the rear is private with access to glorious and tranquil garden space. Formally known as The Belmore, the guest house has enjoyed healthy trading since the current owners took possession in 2015. Bookings are available from Easter through to October however this period has extended marginally in recent years. The owners have advised that The Townhouse is fully booked from June 2022 through to October. An inventory, accounts and further information about the business are available on request from the agent.

Located on an attractive tree lined avenue leading to the beach and promenade and within walking distance to the main town centre with amenities, restaurants, and cafes as well as beautiful coastal walks to Yaverland and Shanklin. Sandown beach is arguably one of the Isle of Wight's best beaches, providing a long stretch of sand that is great for children and families. Sandown train station is a short walk away, providing links through to Ryde and access to passenger ferry services to Portsmouth where there are connecting trains to London Waterloo. Fast passenger ferry services also operate between Cowes and Southampton with links to varying London stations. Both entire journey times take an estimated 2.5hrs door to door.



ACCOMMODATION

GROUND FLOOR

ENTRANCE Original tiled path leads to an arch top portico covering a timber front door with stained glazed timber door.

HALLWAY A welcoming space with high ceilings and under stair storage leading to private accommodation to the rear.

SITTING ROOM / GUEST DINING ROOM A stunning room of excellent proportions and high ceilings with marble surround fireplace, tongue and groove clad walls to mid height and a bay window overlooking the front aspect.

BEDROOM / ANCILLARY ROOM Double bedroom with bay window to the side and wash basin, en-suite shower room with W.C. This room provides single level access ideal for any guest with mobility issues or dogs.



FIRST FLOOR

Original staircase with hand carved banister and carpet runner rise to galleried landing with plenty of light provided through the roof light above. The first floor comprises the bulk of the guest accommodation with **SEVEN BEDROOMS** all enjoying **ENSUITE SHOWER OR BATHROOMS** and with particular note of bedroom four which boasts an excellent and sun-drenched balcony to the side where there are views to Culver Down and an ideal spot for enjoying a drink in the sunshine.

There are two **STORES / AIRING CUPBOARDS** along the hallway and bedrooms 2 and 3 benefit from deep bay windows providing plenty of natural light while bedroom 1 at the front, the smallest of the rooms is currently utilised as a walk-in store. Rooms are styled with bespoke interiors matched together with sanitary wear, minimalist storage and bedframes creating idyllic spaces for guests to enjoy.



OWNERS ACCOMMODATION (GROUND FLOOR)

KITCHEN A practical yet comprehensive suite of undercounter and wall mounted storage units incorporating stainless steel sink with mixer tap over and space and plumbing for a range style cooker with extractor over, dishwasher, fridge and freezer. Pantry cupboard and window overlooking the side.

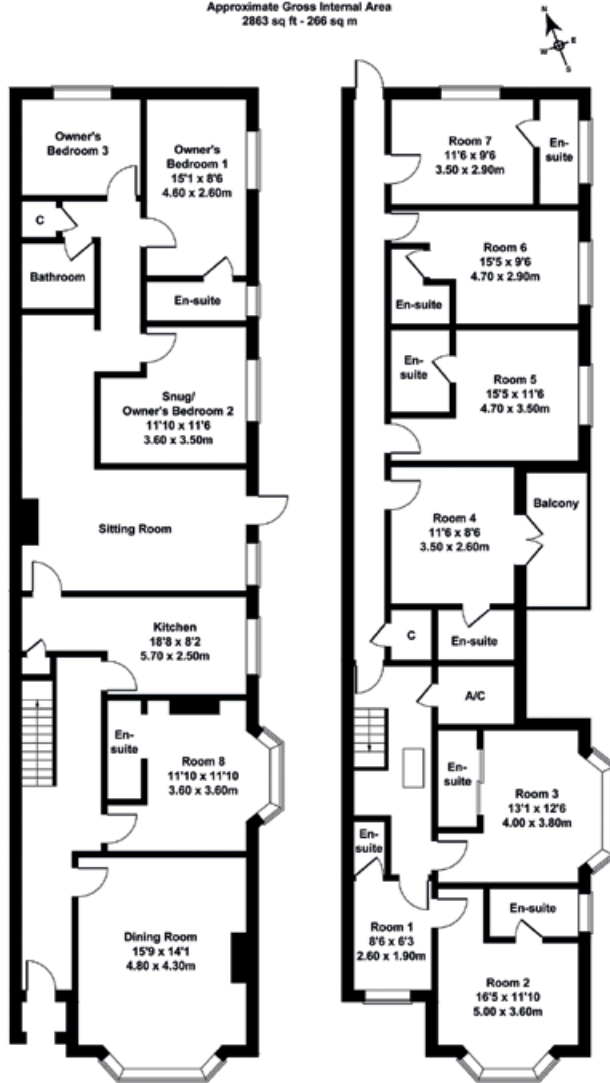
SITTING ROOM A room of excellent proportions with access to the sunny side passage and fireplace housing electric fire.

SNUG/BEDROOM 3 A room of good proportions currently arranged as an additional reception space but equally could serve as a bedroom with a bank of integrated wardrobe cupboards.

BEDROOM 1 With en-suite shower room tiled walls, wall mounted wash basin and W.C.

The Townhouse 101 Station Avenue

Approximate Gross Internal Area
2863 sq ft - 266 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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CLOAKROOM/HALLWAY With plenty of space for hanging coats and floor to ceiling cupboards, shoe and airing cupboard storage.

BATHROOM Incorporating metro tiled walls and slipper bath with ball and claw feet and shower attachment. Heated towel rail, wash basin and W.C.

BEDROOM 2 A good sized double bedroom overlooking the rear.

OUTSIDE

A walkway along the side of the property connect the different spaces and beyond to a driveway with space for parking two cars. The gardens to the front are very pretty, landscaped and with well stocked beds, baskets and planters adorning the walls making for a particularly pleasant and inviting entrance to the property.

The gardens to the rear are walled and found beyond a workshop which has power and light and a separate utility room / laundry store and provide an idyllic and sunny spot with decked area for outdoor seating and various planted beds and herbaceous shrubs with two large sheds at the rear.

SERVICES Mains electric, water and drainage, heating is provided by a gas fired boiler and delivered via radiators.

TENURE The property is offered Freehold

POSTCODE PO36 8HD

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

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