THE LODGE

2 Grange Road, Sandown, Isle of Wight, PO36 8NE

TO LET

£1,995 PCM

BCM Wilson Hill

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NO DEPOSIT OPTION AVAILABLE - NEW INSTRUCTION - 4 BEDROOM LUXURY, DETACHED HOME. FURNISHED OR UNFURNISHED OPTION. EV CHARGER. AMPLE CAR PARKING, CLOSE TO BEACH & LEISURE CENTRE. AVAILABLE MID JUNE 26.

THE PROPERTY
Nestled on Grange Road in the coastal town of Sandown, this exquisite recently constructed, 4 bedroom, 3 storey, detached family home offers a luxurious lifestyle with sea views from the south facing master suite balcony. This elegant house boasts four spacious bedrooms, including a magnificent master suite that features two private balconies, a dressing area, and a generously sized ensuite shower room, perfect for relaxation and comfort.

The property is designed with modern living in mind, featuring two inviting reception rooms that provide ample space for both entertaining and family gatherings. The integrated kitchen is equipped with high-quality appliances, including a wine cooler, making it a delightful space for culinary enthusiasts.

Energy efficiency is a key highlight of this home, sporting the latest air source heat pump heating technology, ensuring that you can enjoy both comfort and sustainability. The south-facing low maintenance garden is ideal for those who appreciate outdoor living without the hassle of extensive upkeep.

Conveniently located just a short stroll from the beach, this property offers access to miles of elevated coastal paths, perfect for leisurely walks and enjoying the stunning scenery. Additionally, the nearby leisure centre and railway station provide excellent amenities and transport links, including ferry connections to the mainland from Ryde.

With ample car parking available, this luxury home is not only a beautiful retreat but also a practical choice for modern living. This property truly represents a unique opportunity to embrace a coastal lifestyle in a desirable location.

The accommodation comprises;
+ Gated drive providing ample car parking
+ Entrance door leads to spacious, wide entrance hall with cloak cupboard and WC.
+ Luxury kitchen with integrated appliances, leading open plan to a dining area with doors to the south-facing patio and garden.
+ Spacious lounge with doors leading to rear patio and garden.
Stairs to first floor;
+ Principal double bedroom, with ensuite shower room and built-in wardrobes.
+ Two further double bedrooms with built-in wardrobes.
+ Family shower room.
+ Stairs lead to second floor to;
+ Master suite;
+ Bedroom area with doors leading to south-facing balcony enjoying elevated sea views,
+ Lounge area with sofa (if rented furnished) with TV,
+ Dressing area sporting amble built-in wardrobes and doors leading to west-facing balcony,
+ Large ensuite shower room exclusively serving the master suite.

Outside - South-facing, low maintenance patio and garden.

Parking - Gated drive with parking for 3+ cars.

Pets - Considered at landlord's discretion.

Heating - Air Source Heat Pump. - super efficient.

Availability - mid June 26.

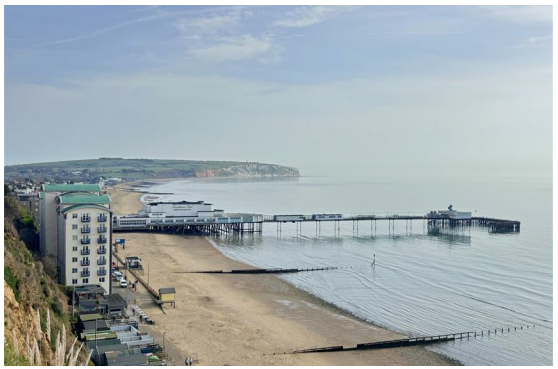
Services
Electricity, Water, Council Tax and media are exclusive of the rent. For a company let terms can be agreed to include mains services.

EPC
Rating TBC

Local authority
The Isle of Wight Council is the local authority. Council tax band

Deposits
Holding deposit payable is £460 based on the advertised rent of £1995pcm. Subject to contract the sum of the holding deposit will be deducted from the first month rent payable. The tenancy deposit payable, will be £2300 based on the advertised rent of £1,995pcm, unless the applicant opts for the No Deposit Option "REPOSIT" - instead of paying e a cash deposit of £1038, the applicant would pay a fee to Reposit equal to one weeks rent of £460.38 and then £30 per year thereafter - ask for details.

Pets
Pets will be considered at the landlords discretion.



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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