



£118,000

15 BRINKCLIFFE GARDENS , SANDOWN, PO36 8PS

- Purpose Built Residential Development for aged 55 plus
- Moments from The Coastal Path with Stunning Views
- Flexible Spacious Accommodation (2 Double Bedrooms)
- Easy Access to Public Transport (bus & train)
- Communal Gardens & Residents Parking

Hose  
Rhodes  
Dickson

Attractive maintained communal gardens with a variety of mature shrubs and trees. The property sits right next to the costal footpath with easy assess to the beach and further coastal walks. Communal parking for residents.

Brinkcliffe Gardens is a small purpose built residential development for over 55's. In total there are approximately 20 homes designed around a well maintained communal garden for all residents to enjoy. Private access takes you onto the coastal footpath with stunning views across Sandown & Shanklin.

Accommodation comprises entrance porch through to lounge/diner, kitchen and downstairs cloakroom. First floor accommodation comprises two good size double bedroom and family bathroom

The property would suit someone looking for a permanent home or as a buy to let investment property. Close links to public transport with the train and buses near by. Short walk to local shops and amenities.

**LOUNGE/DINER** 12' 06" x 11' 11" (3.81m x 3.63m)

**KITCHEN** 9' 02" x 6' 05" (2.79m x 1.96m)

**WC**

**BEDROOM 1** 12' 10" x 12' 06" (3.91m x 3.81m)

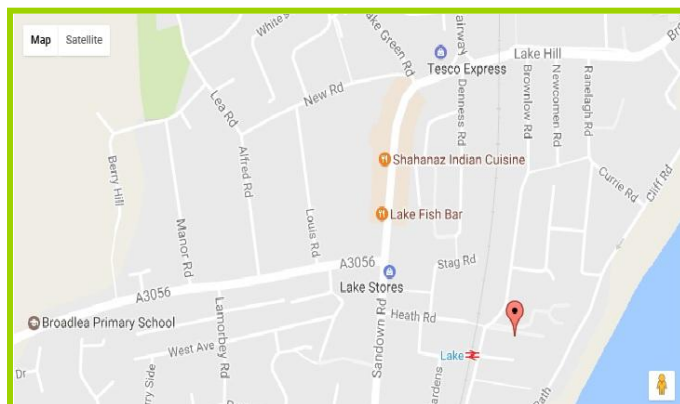
**BEDROOM 2** 12' 00" x 20' 07" (3.66m x 6.27m)

**BATHROOM**

**COUNCIL TAX BAND: C**

## Where to find the property

15 Brinkcliffe Gardens , Sandown, Isle Of Wight , PO36 8PS



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.



Hose  
Rhodes  
Dickson

**Prospect Mortgage Services**  
expert advice - professional service

For more information on mortgages  
and home insurance, call our  
Hose Rhodes Dickson in-house  
mortgage advisor, Jon Shears

*Call Jon on* 01983 529944

**Call our Shanklin Office to arrange a viewing**  
**01983 866000 or email [shanklin@hrdiw.co.uk](mailto:shanklin@hrdiw.co.uk)**

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | Freshwater 759989

[www.hrdiw.co.uk](http://www.hrdiw.co.uk)  
Friendly service and local knowledge

Hose  
Rhodes  
Dickson