



Inglewood Guest House
15 Avenue Road | Sandown | Isle of Wight | PO36 8BN

SELLER INSIGHT

“ We made a complete lifestyle change 10 years ago and bought The Inglewood having had little hospitality experience and living and working in London. We have loved every minute. We've met the most amazing people during our time here, some of which have become repeat customers and lifelong friends.

We've enjoyed the challenge of taking on an old-fashioned guest house and bringing it up to date and in the process winning various awards and accolades, whilst also becoming the top-rated B&B in Sandown and in the top 5 on the island. We are very proud of what we have achieved and have enjoyed seeing the business grow to its current standing.

The property works perfectly as both a business and a home. The proximity to the beach, local shops and restaurants has made for a much more relaxed lifestyle than the city we moved here from. We hope to pass Inglewood on to new owners who will take as much pride and satisfaction in the business as we have.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Inglewood Guest House

A welcoming patio framed by colourful flower borders sets the scene at Inglewood, a deceptively spacious and wonderfully homely Victorian guest house in the heart of Sandown on the Isle of Wight. Its handsome period façade and tree lined street create an immediate sense of charm, while inside, the atmosphere is warm, relaxed and unmistakably coastal. Just a gentle two minute stroll from Sandown's Blue Flag award winning beach, Inglewood offers the perfect blend of comfort, convenience and classic seaside character.

The guest house features eight thoughtfully appointed bedrooms, each designed to provide a restful and enjoyable stay. Every room includes a Smart HD TV, WiFi and a well stocked hospitality tray with tea, coffee and hot chocolate. Accommodation ranges from cosy singles to spacious family rooms. Two inviting twin rooms are available, one with an ensuite bathroom and the other with a private bathroom close by, both offering comfort and flexibility for friends, relatives or travelling companions. A charming small double room, accessed via the rear of the house, provides a peaceful hideaway ideal for couples or solo travellers seeking extra privacy. Two single ensuite rooms offer a snug and quiet retreat, perfect for guests exploring the island on their own. Families are well catered for with three dedicated family rooms, each sleeping two adults and one child; two feature ensuite facilities, while the other benefits from its own private bathroom.

At the rear of the property, the owners' chalet provides excellent private accommodation, including a potential second bedroom or sitting room, laundry facilities, a walk in dressing room and a modern shower room, a rare advantage for anyone considering running a bed and breakfast.

Inglewood's location is one of its greatest assets. Sandown sits at the heart of Sandown Bay, known locally as The Bay, a classic British seaside destination celebrated for its sunshine, sweeping coastline and family friendly attractions. The beach offers everything from children's amusements and ice cream parlours to beach bars, cafés, paddleboarding and water sports. A leisurely stroll along The Revetment, the scenic seawall path linking Sandown to Shanklin, rewards visitors with panoramic views best enjoyed with an ice cream in hand.

The town centre is lively and welcoming, with a wide choice of shops, restaurants and cafés. Nearby Sandham Gardens has become a top tier family attraction, offering dinosaur themed golf, skynets and go karts. Wildlife enthusiasts can explore the Wildheart Animal Sanctuary, home to rescued lions, tigers and other animals, with a strong focus on conservation and education. Dinosaur Isle, an interactive museum shaped like a giant Pterosaur, celebrates the island's world famous prehistoric heritage.

No seaside town is complete without a pier, and Sandown Pier delivers classic fun with adventure golf, bowling, amusements, cafés, bars and even fishing. Along the seafront and high street, visitors can enjoy a wide range of eateries, while those seeking a spectacular viewpoint can head to The Culver Haven Inn, overlooking the entire bay.

Inglewood offers not just accommodation, but a gateway to everything that makes Sandown special, sunshine, sea air, Victorian charm and endless things to see and do. It's a place where guests feel instantly at home and where the best of the Isle of Wight is right on the doorstep.







Travel Information

8.9 miles from Fishbourne to Portsmouth Ferry Terminal
12.4 miles from East Cowes to Southampton Ferry Terminal
6.9 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Yaverland Sailing & Boat Club, Yaverland	0.8 miles
Sandown & Shanklin Golf Club, Sandown	1.9 miles
1Leisure The Heights, Sandown	0.7 miles
Bembridge Sailing Club, Bembridge	5.2 miles

Healthcare

Doctors Surgeries	
The Bay Medical Centre, Sandown	01983 409292
St Helens Medical Centre, St Helens	01983 871828
The Bay Medical Centre, Shanklin	01983 862000
Ryde Esplanade Surgery, Ryde	01983 618388

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	9.8 miles (01983 822099)

Education

Primary Schools
The Bay CE Primary School, Sandown
Broadlea Primary School, Sandown
Bembridge Primary School, Bembridge
Brading CE Primary School, Brading
St Helens Primary School, St Helens

Secondary Schools/Colleges
The Bay CE School, Sandown
Lift, Ryde
Carisbrooke College, Newport
Christ The King Upper College, Newport
Medina College, Newport
Ryde School with Upper Chine School, Ryde
The Island VI Form Campus, Newport
Isle of Wight College, Newport

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522917
St. Georges, Watergate Road, Newport	01983 524634
St. Catherine's, Grove Road, Ventnor	01983 852722

01983 403284
01983 402403
01983 872668
01983 407217
01983 872442

01983 403284
01983 567331
01983 524651
01983 537070
01983 861222
01983 562229
01983 522886
01982 526631

Entertainment

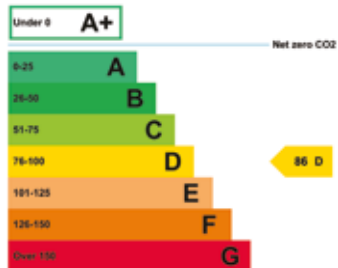
Restaurants / Bars
The Bandstand, Culver Parade
Sandown Boulevard, Culver Parade
Culver Haven, Culver Down
Yarbridge Inn, Yarbridge
The Reef, Sandown Esplanade
Ocean Deck, Sandown Esplanade
The Pointer Inn, Newchurch
The Propeller Inn, Bembridge

These bars and restaurants are available within a 2-mile radius of this home

Local Attractions / Landmarks

Bembridge Windmill - Bembridge
The Wildheart Animal Sanctuary - Sandown
Sandown Pier - Sandown
Dinosaur Isle - Sandown
Bembridge Fort – Culver Down
Amazon World Zoo – Newchurch
Carisbrooke Castle – Carisbrooke
Monkey Haven Primate Rescue Centre – Newport
Quarr Abbey - Binstead
Robin Hill Country Adventure Park - Downend

EPC Rating: D
Council Tax Band: A
Tenure: Freehold



GROUND FLOOR

Entrance Hallway / Reception	
Sitting Room	16' x 14'1
Bedroom 8	13' x 10'
En-Suite Shower Room	
Dining Room	21'4 x 12' extending to 16'9
Kitchen	12' x 11'10
Inner Hall	
Bedroom 7	9'1 x 7'9
En-Suite Shower Room	

OWNERS ACCOMMODATION

Hallway	
Owners Bedroom 1	12'5 x 7'1
Owners Shower Room	
Owners Bedroom 2	15'3 x 10'4
Laundry Room	8'11 x 6'11 plus 7'5 x 6'8

FIRST FLOOR

Landing	
Bedroom 1	16'3 x 12'2
Bedroom 2	9'6 x 6'6
En-Suite Shower Room	
Bedroom 3	12'11 x 10'10
En-Suite Shower Room	
Guest Cloakroom	
Family Bathroom	
Bedroom 4	12'2 x 10'10
En-Suite Shower Room	
Bedroom 5	10'9 x 9'1
En-Suite Shower Room	
Bedroom 6	11'1 into bay x 9'
En-Suite Shower Room	

OUTSIDE

Front, Side and Rear Patios

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