

## Shanklin, Isle of Wight



- Off road parking
- Walking distance to town and beach
- 3 Bedrooms
- Immaculately presented throughout
- Kitchen/diner and lounge



## About the property

Located in a popular, sought after location in the heart of the seaside town of Shanklin, nowhere is far on foot with the town centre on your doorstep, the beach and famous Old Village are only a short stroll away. In the town centre you will find a mix of shops, eateries and bars. On from the town the cliff path awaits, with its stunning coastal views with access to the glorious sandy beaches and waterfront attractions.

As you arrive at the property you will find the house set back from the road allowing space to park the car at the front of the property.

Internally the space on offer is bright and airy with framed glass doors allowing the light to flow through the house.

As you enter the property via a hallway you will find a downstairs cloakroom, storage cupboard and space for a washing machine all cleverly tucked under the stairs. The ground floor offers living space including a kitchen/diner and lounge with patio doors opening onto the rear garden. This makes for the ideal sociable hub for the family to congregate. On the first floor you will find two double bedrooms either side of the family bathroom, along with a third single bedroom. On the spacious landing you will also find two handy storage cupboards to hide you Hoover and ironing board.

Council Tax Band B

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom WC

Kitchen/Diner 13'10 x 7'10

Lounge 14'3 x 12'9

### FIRST FLOOR

Landing

Bedroom 1 11'1 x 8'2

Bedroom 2 10'11 x 8'2

Bedroom 3 8'7 x 5'8

Bathroom

### OUTSIDE

Driveway

Side Access

Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			