

## Shanklin, Isle of Wight



- **Perfect for multi-generational living**
- **Driveway & rear garden**
- **Impressive space throughout**
- **Walking distance of the beach**
- **Superb presentation**



## About the property

A wonderful level of living space, beautifully presented and offered to the market with the benefit of a possible annexe space too. This Victorian villa style property is everything you would hope for in a period home in the heart of Shanklin, with both the town and the beach just a short stroll away.

A convenient position within Shanklin, the property is touching distance of local amenities and a bustling High Street with shops, cafes and lots more. The Property is also walking distance to the esplanade, famed for its sandy beaches. Good walks whether coastal or country can be found too including the Shanklin to Sandown Coastal path or the Luccombe Downs, which can be seen from the property too.

Driveway parking, side access and a private rear garden are some of the features on offer in terms of outside space but in addition there is a courtyard area complete with a canopy to enjoy which is perfect for entertaining friends and family.

Internally, the property has been very well kept and presented. The space on the ground floor is a combination of four reception rooms, a modern fitted kitchen, utility/shower room and a grand staircase leading to the first floor. The first floor is very well sized and provides plenty of light whilst being immaculately kept. There are four bedrooms and a further two bathrooms. The benefit here for any buyers wanting multi-generational is the relative ease in which an annexe can be found, the current set up allows for a studio/art room.

Local Authority - Isle of Wight Council  
Council Tax Band - D  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance hall  
Inner hall  
Sunroom 14'5 x 13'0  
Piano Room 16'2 x 13'7  
TV Room 12'6 x 11'4  
Kitchen 16'6 x 10'5  
Dining Room 14'8 x 12'5  
Utility/Shower

### FIRST FLOOR

Landing  
Bedroom 1 16'2 x 12'4 into bay  
Dressing room 12'5 x 5'9  
Bedroom 2 12'6 x 11'5  
Bedroom 3 10'5 x 7'4  
Bathroom  
Annexe hallway  
Annexe lounge/bedroom 12'6 x 12'0  
Annexe Studio/kitchen 14'5 x 12'6  
Annexe bathroom

### OUTSIDE

Driveway Parking  
Side Access  
Private 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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		