

## Shanklin, Isle of Wight



- **Three-bedroom Detached Home**
- **Large Lounge/Diner with Abundant Natural Light**
- **Kitchen with Views of the South-Facing Garden**
- **Newly Refurbished Family Bathroom and Downstairs WC**
- **Garage and Driveway Parking**



## About the property

Nestled in the highly sought-after coastal town of Shanklin on the Isle of Wight, this beautifully presented three-bedroom detached home offers an exceptional blend of comfort, style, and convenience. Located just moments from the beach, town centre, and picturesque countryside walks, this property promises the ideal lifestyle for families or those seeking a tranquil retreat.

Upon entering, you're welcomed by a spacious and light-filled lounge diner, perfect for entertaining or relaxing. The adjoining kitchen overlooks the newly landscaped, south-facing rear garden, offering a peaceful and private outdoor space ideal for enjoying sunny afternoons. A recently refurbished downstairs WC adds to the home's practicality.

Upstairs, you'll find three well-proportioned bedrooms, all offering ample natural light and versatility. The newly refurbished family bathroom exudes contemporary elegance, ensuring a luxurious experience for all residents.

The property benefits from a garage and driveway parking, providing convenience and security. Its prime location, just a short distance from Shanklin's stunning beaches and local amenities, makes this home a rare find.

This is an outstanding opportunity to secure a home in one of the Isle of Wight's most desirable locations. Early viewing is highly recommended.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom WC

Lounge 13'5 x 12'1

Dining Room 10'6 x 10'

Kitchen 10'6 x 9'

Landing

Bedroom 1 12' x 11'2

Bedroom 2 10'6 x 10'

Bedroom 3 8'9 x 7'2

Bathroom

OUTSIDE

Garage

Driveway

Front Garden

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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		