

Shanklin, Isle of Wight



- **3 Bedroom detached bungalow**
- **Stunning, highly sought after location**
- **En-suite to the master**
- **Walking distance of the Old Village**



About the property

Set in a highly sought after location, this well sized, individually designed bungalow comes to the market in touching distance of Shanklin Old Village and yet in a quiet and tucked away position. Plenty of outside space including well maintained rear garden, garage and driveway parking ensures this home ticks lots of boxes.

Westhill Manor is a short walk from the Shanklin Chine, Old Village shops & cafes whilst being off the main roads and set within beautiful surroundings, you'll even find the local cricket club a stone's throw from the front door. Shanklin's coastal walks and sandy beaches make it a wonderful seaside town with a year round community feel.

Internally, the space on offer is impressive with well sized rooms currently employed as three double bedrooms with the second double bedroom currently used as an office; a dining room and large lounge. The kitchen is modern and well-designed, whilst there are both a family bathroom and en-suite to the master bedroom! The property also benefits from a handy utility room, good storage levels and a spacious hallway.

Council Tax Band F

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 17'8 x 13'8

Dining Room 13'4 x 10'8

Kitchen/Breakfast Room 13'9 x 10'0

Utility 9'9 x 6'5

Bedroom 1 12'8 x 12'8

En-suite Shower Room

Bedroom 2/Office 13'4 x 12'8

Bedroom 3 11'9 x 10'0

Bathroom

OUTSIDE

Front Garden

Driveway Parking

Detached Garage

Side Access

Sizeable 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

www.landregistry.gov.uk

www.gov.uk/green-deal-energy-saving-measures

www.homeoffice.gov.uk

www.ukradon.org

www.fensa.org.uk

www.nesltd.co.uk

<http://list.english-heritage.org.uk>

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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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			