



4 Akehurst Views Northcliff Gardens, Shanklin

£140,000



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Located on the first floor of a converted property, this bright flat offers well appointed accommodation, with modern gas central heating and UPVC double glazing. There are two double bedrooms, a compact shower room and an open plan living/kitchen area with lovely sea views. The quiet location is convenient, situated just opposite the entrance to the cliff path and its position is accessible to the local amenities of Shanklin as well as the bus and train routes. It benefits from rather lovely bedroom views, over the rooftops to the downs beyond, making it a very appealing and well placed home. Offered with no onward chain. Leasehold - lease length 999 years from 11/10/1879. Ground Rent £100 pa currently. Service charge £1250 pa currently. Council Tax Band - A. EPC - 71

### **Communal entrance door into:**

one wall, with white fronted units; mottled worktops and stainless steel sink unit.

### **Communal Hallway:**

With stairs to first floor and beyond. Personal door into:

Integrated oven; hob and fridge, space for washing machine and window to side.

### **Entrance Area:**

This leads round to an inner hallway to one side and opens out to the other into the:

### **Inner Hallway:**

With good sized storage cupboard; separate cupboard housing the newly fitted gas fired boiler and doors to:

### **Living Area:**

17'5" max x 13'11" max (5.33m max x 4.25m max)

This lovely light room combines spaces for living and dining, as well as the kitchen area, with UPVC double glazed bay window to front and separate second front window, offering a super sea view. The kitchen area is set along

### **Bedroom One:**

13'6" max x 10'2" max (4.14m max x 3.10m max)

A shaped room in white decor with UPVC double glazed rear window offering a far reaching outlook to the downs.





### Bedroom Two:

14'4" max into recess x 9'10" (4.37m max into recess x 3m)

A second double bedroom, again with UPVC double glazed rear window providing a lovely outlook to the downs.

### Shower Room:

8'5" max x 5'9" max (2.57m max x 1.76m max)

A compact, shaped room with opaque UPVC double glazed side window. Fitted with WC; wash hand basin and shower enclosure with electric shower.



### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



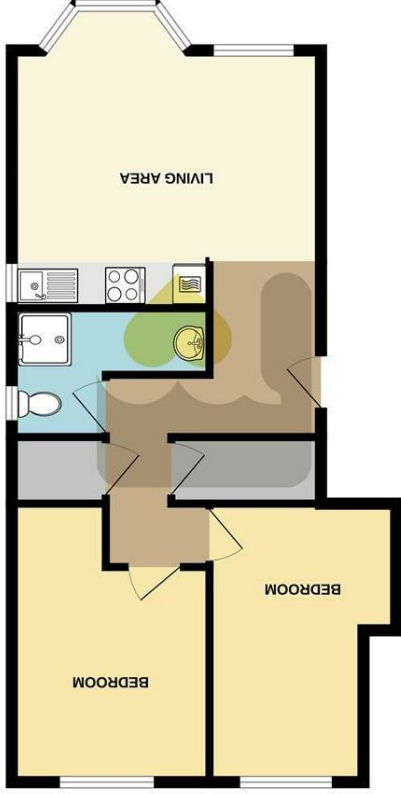


**Pop in for a chat**  
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**Arrange a viewing**  
 Love this property and want to see more?  
 Call us on **01983 280555**  
 Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



| Energy Efficiency Rating   |         |
|--|---------|
| Potential  | Current |
| 76   | 71      |
| Very energy efficient - lower running costs<br>A (92 plus)<br>B (81-91)<br>C (69-80)<br>D (55-68)<br>E (39-54)<br>F (21-38)<br>G (1-20)<br>Not energy efficient - higher running costs |         |
| EU Directive 2002/91/EC<br><b>England &amp; Wales</b>  |         |



GROUND FLOOR  
 582 sq. ft. (54.1 sq.m.) approx.

TOTAL FLOOR AREA - 582 sq ft. (54.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual rooms and areas are given the approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have been leased and no guarantee as to their operability or efficiency can be given.  
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