



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

15, Atherley Road

Shanklin, Isle of Wight PO37 7AT



£315,000
FREEHOLD



A substantial and spacious four-bedroom period home, well-maintained, beautifully presented and located in the heart of popular Shanklin, just moments from glorious beaches, the town centre and the train station.

- Characterful four-bedroom semi-detached home
- Flowing layout with generously proportioned rooms
- Two reception rooms and an open plan kitchen-diner
- Perfectly positioned for public transport links
- Envious location close to beaches and town centre
- Presented to a high standard throughout
- Stylish interior décor and high-quality finishes
- Well-established, south facing, sheltered rear garden
- Gas central heating and double-glazed windows
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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This imposing semi-detached property is a beautiful period home, sympathetically updated over the years to perfectly blend the traditional Victorian charm of the original building with modern touches including double glazing, a recently upgraded bathroom, and tasteful interior décor throughout. 15 Atherley Road benefits from a flexible, flowing floorplan, with accommodation comprising a welcoming porch and entrance hall, a spacious living room, separate dining room with doors to the garden, a large kitchen/diner and a useful cloakroom on the ground floor, with four bedrooms and a bathroom on the first-floor.

Atherley Road is perfectly positioned to enjoy all that the popular Victorian seaside resort of Shanklin has to offer such as its expansive sandy beaches, the historic old village with its thatched-roof cottages, the bustling town centre with its range of shops and restaurants, and the stunning tree-lined gorge of Shanklin Chine; all of which are located within short walking distance from the property. Shanklin boasts some of the Isle of Wight's best-known stretches of golden beaches which back onto a traditional English seafront Esplanade with fun for all the family plus there is a network of magnificent coastal footpaths which connects the East Coast of the Island, from Ventnor to Sandown and beyond. The property is well connected with excellent transport links on the doorstep, including an Island-wide bus service and direct train links to Ryde which connect with high-speed ferry links to the mainland.

Welcome to 15 Atherley Road

Atherley Road is a traditional tree-lined avenue of Victorian homes, and a path leads from the street up to the fresh white façade of No. 15, with a part glazed door leading into the porch. The porch is perfect for coats and sandy shoes, and is presented with neutral décor and a useful coir mat. A door leads into the entrance hall.

Entrance Hall

extending to 24'10" (extending to 7.57m)

The entrance hall provides a welcoming first impression, with neutral walls over a wood-vinyl floor. Stairs lead to the first-floor and have a storage cupboard below, and doors lead to the living room, dining room, kitchen/diner and to the cloakroom.

Living Room

17'5" into bay x 12'11" (5.31m into bay x 3.96m)

Spacious and light, the living room has a large bay window, looking out onto leafy Atherley Road, and a characterful chimney breast complete with a decorative timber fireplace with a gas fire set on a stone hearth. A period picture rail is complemented with soft neutral décor with a feature wall and a rich, red carpet.

Dining Room

14'4" x 11'1" (4.38m x 3.39m)

The well-proportioned dining room features French doors, filling the room with light and providing access out to the rear garden. Neutral walls combine with a soft carpet, and the dining room also benefits from a central chandelier.

Kitchen/Diner

23'3" x 10'4" reducing to 9'2" (7.11m x 3.15m reducing to 2.80m)

A stunning, large room at the heart of the home, with double aspect glazing and a door to the garden, and with a breakfast bar to one end which creates a wonderfully social space. The kitchen comprises cream shaker style base units, complemented with dark worktops, white tiled splashbacks and a dark, tiled floor. A gas range has a matching extractor hood over, and there is an inset ceramic sink and drainer with a mixer tap, plus space for a washing machine, dishwasher and American style fridge-freezer.

Cloakroom

Neatly located to make the most of the space under the stairs, the cloakroom has neutral décor and a dark tiled floor, and has a concealed cistern low-level WC and a corner basin, complete with heritage style taps and a tiled splashback.



First-Floor Landing

extending to 33'4" (extending to 10.18m)

A plush neutral carpet and period balustrade lead up the stairs to the first-floor split-level gallery landing. A skylight provides natural light, and doors lead to bedroom one, bedroom two and bedroom four, and an archway leads to a further landing which also has a skylight, large built-in wardrobes and doors to the family bathroom and to bedroom three.

Bedroom One

17'9" into bay x 11'0" (5.42m into bay x 3.37m)

The primary bedroom is generously proportioned, with a large bay window looking over the rooftops of Shanklin with glimpses of the sea beyond. A pink feature wall is complemented by a soft carpet and there is a characterful chimney breast with a decorative white surround and electric heritage style fire.

Bedroom Two

14'4" x 11'1" (4.38m x 3.38m)

Another good-size bedroom, with a window to the rear aspect looking over the rear garden, fresh white and pink walls, and a neutral carpet.

Bedroom Four

9'0" x 5'8" (2.76m x 1.75m)

Bedroom four, which could also serve as a dressing room to the adjacent primary bedroom, is neutrally decorated and features a window to the front aspect plus built in recessed shelving.

Bathroom

12'5" x 5'5" max (3.80m x 1.66m max)

Recently upgraded, the fantastic family bathroom is presented with a combination of white wall tiles with attractive mosaic detailing and a vinyl floor, and has a pair of windows to the side aspect with patterned glass for privacy. A white suite consists of a full-size bath with a shower over and a natural timber panel, a low-level dual-flush WC and a large vanity unit complete with an inset basin with mixer tap, fitted mirror and light over, and storage under.

Bedroom Three

9'2" max x 9'1" (2.81m max x 2.79m)

Tucked away at the end of the landing, the third bedroom is presented in a coastal blue and white scheme, and has a large window overlooking the rear garden.

Outside

To the front, a central slate-chipped border is perfect for pots, and paths lead to both sides – one to the front door and one connecting to the rear garden. To the rear, a courtyard area provides a perfect outside dining and seating area, and features lazy-lawn, high quality fencing and raised brick borders complete with colourful planting. Steps lead up to a lawn, with well-established brick planters either side and steppingstones leading up to a raised terrace. The raised terrace has a gravel seating area and provides access into the shed, which is brick construction and has a double-glazed window and door. The rear garden is enclosed with a combination of fencing and the wall of the neighbouring church hall.

15 Atherley Road presents a fabulous opportunity to purchase a substantial family home, presented to a good standard and set in a most convenient and desirable coastal town location. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold

Council Tax Band: D

Services: Mains water, gas, electricity and drainage



GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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