



- Impressive Top Floor Apartment
- Allocated Parking
- Short Walk to Town & Local Train Station

- 2 Double Bedrooms (Both En Suite)
- Seconds from the Cliff Path & Beach
- \*\*\* NO STAMP DUTY \*\*\* (for full-time homeowners)

- Large Lounge/Diner & Private Balcony
- Panoramic Sea Views!
- CHAIN FREE!

Flat 9 Northcliff Heights, Northcliff Gardens, Shanklin, PO37 6ES

**Fixed Price £249,950**

This impressive top floor apartment forms part of a purpose built development, ideally positioned for easy access to the Cliff Path with access to the beach, the town centre with a variety of useful amenities on offer, and local train station with direct ferry connections to the mainland. The apartment is well positioned to enjoy panoramic sea views, stretching from Culver Down to Luccombe and the surrounding countryside.

The well-presented accommodation comprises 2 double bedrooms (both en suite), good sized lounge/diner with private balcony and opening into separate kitchen. The main bathroom doubles up as the en suite to bedroom 2, with doors from the inner hallway and directly into the bedroom. Additionally, the apartment benefits from loft storage, allocated parking and a secure entry phone system.

The very convenient position and stunning sea views makes this an equally ideal full-time or second home for anyone looking to enjoy life by the sea in one of the Island's most popular coastal locations. A viewing is a must to fully appreciate everything this truly fantastic CHAIN FREE apartment has to offer!



# Accommodation

**Communal Entrance**

**Second Floor Landing**

**Private Hallway**

**Lounge/Dining Room**

15'8 x 15'1 (4.78m x 4.60m)

**Private Balcony**

**Kitchen**

13' x 9' (3.96m x 2.74m)

**Bedroom 1**

14'6 x 10'9 (4.42m x 3.28m)

**En Suite**

7'7 x 4' (2.31m x 1.22m)

**Bedroom 2**

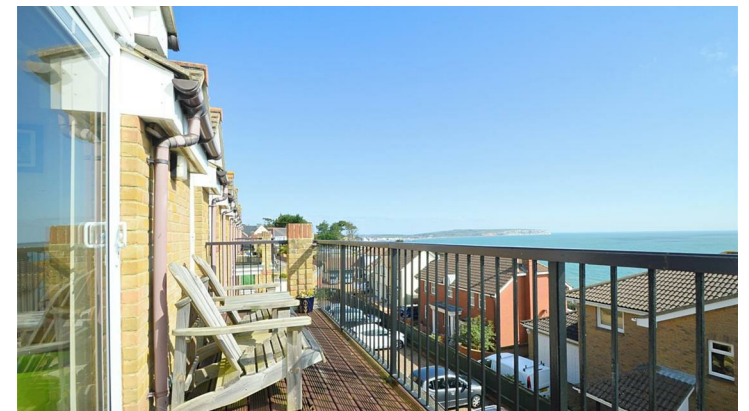
10'10 x 9'11 (3.30m x 3.02m)

**Bathroom/En Suite**

9'4 x 6'9 (2.84m x 2.06m)

**Outside**

To the rear of the building there is allocated parking for the residents of Northcliff Heights.



**Services**

Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.

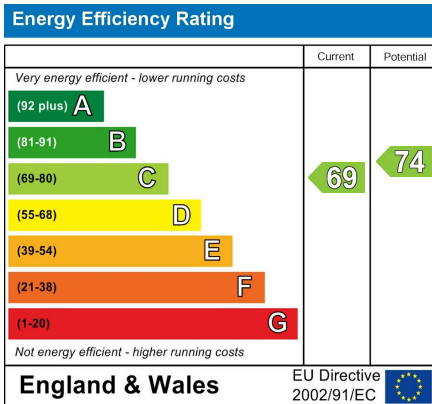
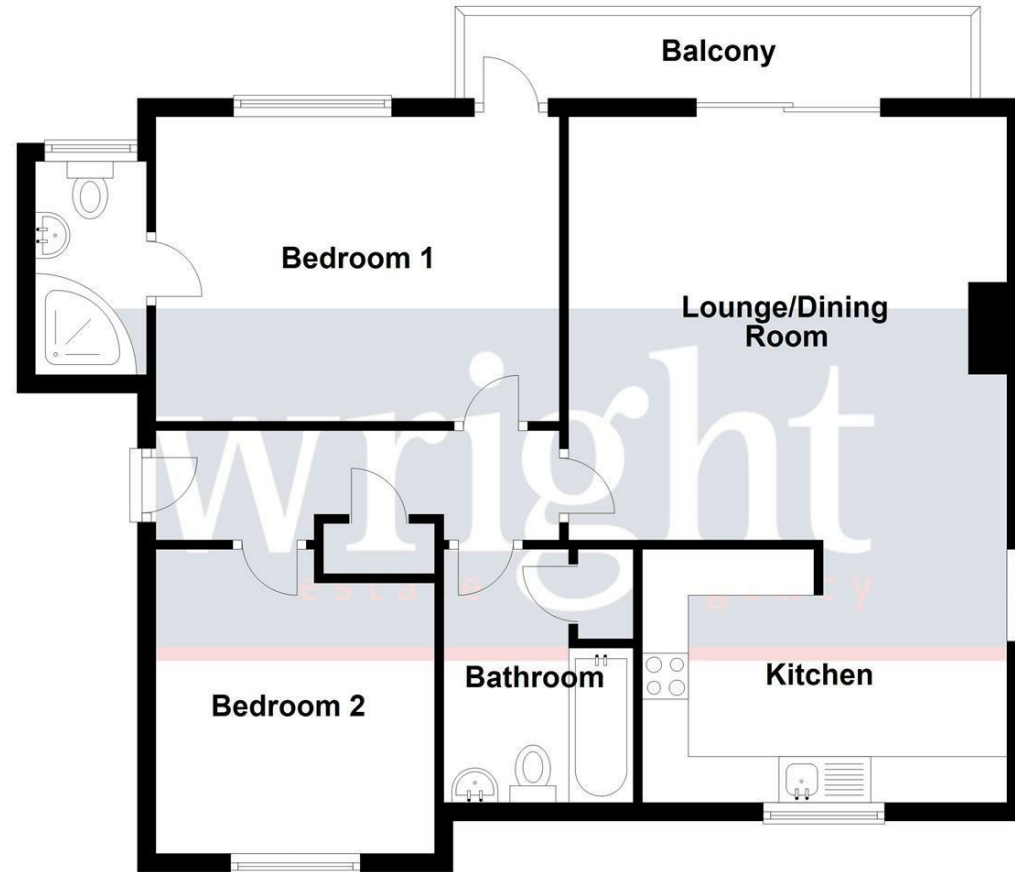
**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

**N.B**

Please note that all owners of apartments in Northcliff Heights must be over 40 years of age.

**Second Floor**



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

**Viewing:**      Date .....      Time .....