



- Detached Bungalow
- Conservatory
- Easy Access to Local Amenities

- 2 Bedrooms
- Driveway
- CHAIN FREE

- Lounge & Separate Dining Area
- Attractive Gardens
- Viewings Welcome

18 Porter Avenue, Lake, Isle of Wight, PO36 9NB

**£325,000**

This impressive detached bungalow occupies a corner plot in a popular residential area of Lake. A local convenience store, bus stops with a regular service between Shanklin and Sandown, and the Cliff Path with access to the beach are all within easy walking distance.

The light and airy accommodation is very well-presented and comprises a lounge with separate dining area, kitchen, 2 bedrooms, shower room, and conservatory. Additionally, the property is surrounded by lovely gardens, a well-built outbuilding, which would make an ideal home office, summerhouse or garden bar, and a driveway providing off road parking.

The very convenient position, lovely gardens and beautiful interior makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal locations. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE bungalow has to offer!



# Accommodation

## Porch

## Entrance Hall

## Kitchen

11'6 x 6'10 (3.51m x 2.08m)

## Lounge

13'5 max x 13'2 max (4.09m max x 4.01m max)

## Dining Area

9'11 x 6'10 (3.02m x 2.08m)

## Conservatory

16'7 x 6'11 (5.05m x 2.11m)

## Bedroom 1

12'3 x 9'11 (3.73m x 3.02m)

## Bedroom 2

10'4 x 8'10 (3.15m x 2.69m)

## Shower Room

## Outside

The property is surrounded by lovely, well manicured gardens, with a good-sized lawn, patio area, and well-built outbuilding that would make an ideal home office, summerhouse or garden bar. Gated access leads to the driveway parking.



**Services**

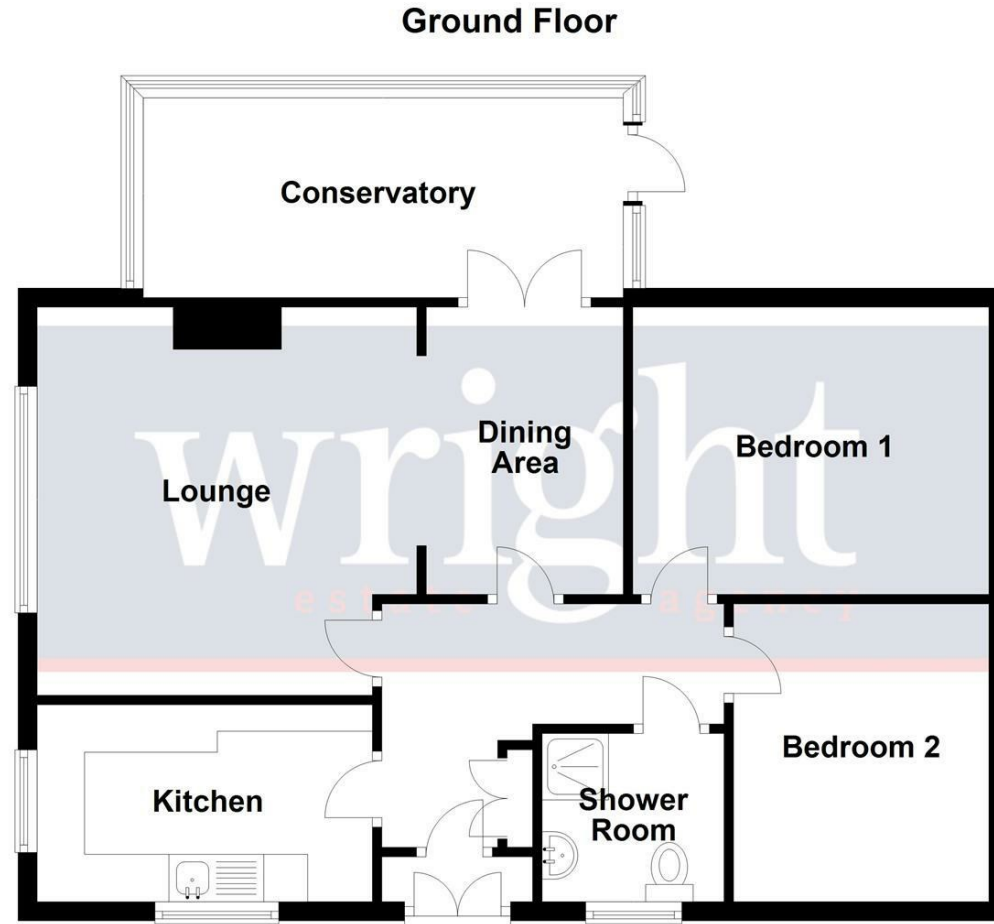
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Band C - 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.



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

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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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