



- Superb Detached Bungalow
- Lovely Sunny Garden
- Short Walk to Town Centre
- 3 Bedrooms
- Gated Driveway
- Viewings Welcome
- Impressive Kitchen/Dining Room
- Modern Interior
- Large Workshop (formerly the garage)

78 Green Lane, Shanklin, Isle of Wight, PO37 7HD

**£350,000**

This fantastic detached bungalow is conveniently located on the outskirts of Shanklin. The nearby town centre offers access to a range of shops, supermarkets, bus stops providing a regular service to other Island towns, and the local train station with direct ferry connections to the mainland. The seafront and Shanklin 'Old Village' are both within walking distance and offer a variety of popular pubs and eateries to choose from.

The very well-presented accommodation has been modernised in recent years by the current owners and comprises 3 bedrooms, a lounge, good-sized kitchen/dining room, and shower room. Additionally, the property benefits from a gated driveway providing ample off road parking, and enclosed rear garden with a workshop (formerly the garage), summerhouse, and greenhouse.

The convenient location, modern interior, ample parking and lovely sunny garden makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most sought after coastal towns. A viewing is recommended to fully appreciate everything this truly impressive bungalow has to offer!



# Accommodation

## Entrance Hall

## Lounge

13'11 into bay x 11'5 (4.24m into bay x 3.48m)

## Kitchen/Dining Room

21'8 x 11'4 max (6.60m x 3.45m max)

## Bedroom 1

13'10 into bay x 10'11 (4.22m into bay x 3.33m)

## Bedroom 2

11'2 x 10'10 (3.40m x 3.30m)

## Bedroom 3

10'1 x 8'11 (3.07m x 2.72m)

## Bathroom

## Outside

To the front of the property the gated driveway provides ample off road parking. The lovely rear garden is laid mainly to lawn with a patio area, summerhouse, green house, and large workshop (formerly the garage).



**Services**

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

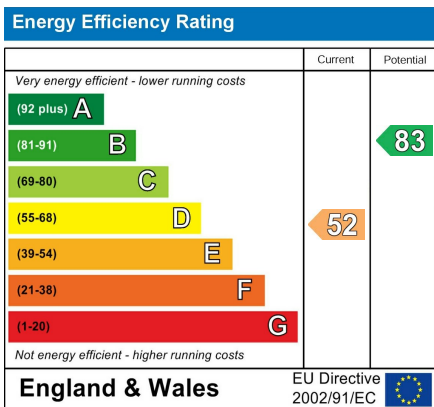
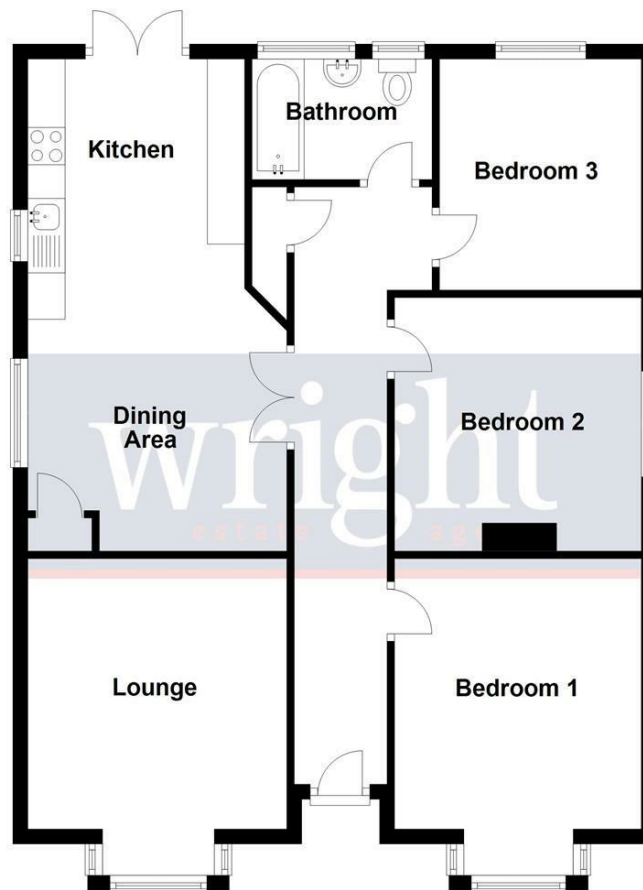
**Council Tax**

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.

**Ground 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.

f
33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

t
Phone: 01983 866822

@
Email: shanklin@wright-iw.co.uk

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