



- Purpose Built First Floor Apartment
- SEA VIEWS
- Communal Gardens

- 2 Double Bedrooms
- Modern Kitchen
- Popular Coastal Location

- Lounge with Private Balcony
- Allocated Parking
- CHAIN FREE

15 Beech Court Luccombe Road, Shanklin, PO37 6RQ

**£225,000**

This superb first floor apartment enjoys EXCELLENT SEA VIEWS, and forms part of a purpose built development, within easy walking distance of Shanklin Old Village, Big Mead Park and Rylestone Gardens. The town centre is only a few minutes away by car and provides access to a range of shops, supermarkets, and the local train station with direct ferry connections to the mainland. The seafront is close by with miles of sandy beaches and coastal paths to explore.

The modern, well-presented accommodation comprises 2 double bedrooms, lounge, separate kitchen, bathroom, and 2 private balconies. Additionally, the property benefits from allocated parking, access to the communal garden at the rear, and a storage area on the lower ground floor.

The peaceful setting, low maintenance accommodation, and excellent sea views make this an ideal full-time home or weekend bolthole for anyone looking to enjoy Island life by the sea in one of it's most sought after coastal locations. A viewing is recommended to fully appreciate everything this excellent CHAIN FREE apartment has to offer!



# Accommodation

**Communal Entrance**

**First Floor Landing**

**Private Hallway**

**Lounge/Dining Room**

17'8 x 10'7 (5.38m x 3.23m)

**Balcony**

**Kitchen**

9'10 x 9'1 (3.00m x 2.77m)

**Bedroom 1**

11'5 x 9'10 (3.48m x 3.00m)

**Balcony**

**Bedroom 2**

11'8 max x 9'1 including fitted wardrobes  
(3.56m max x 2.77m including fitted wardrobes)

**Bathroom**

**Outside**

Resident's parking is located to the front and rear of the building. There is a secure bin storage area located adjacent to the main entrance. The communal garden is laid to lawn with benches to enjoy the fantastic coastal views. There is a storage space on the lower ground floor.



**Services**

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

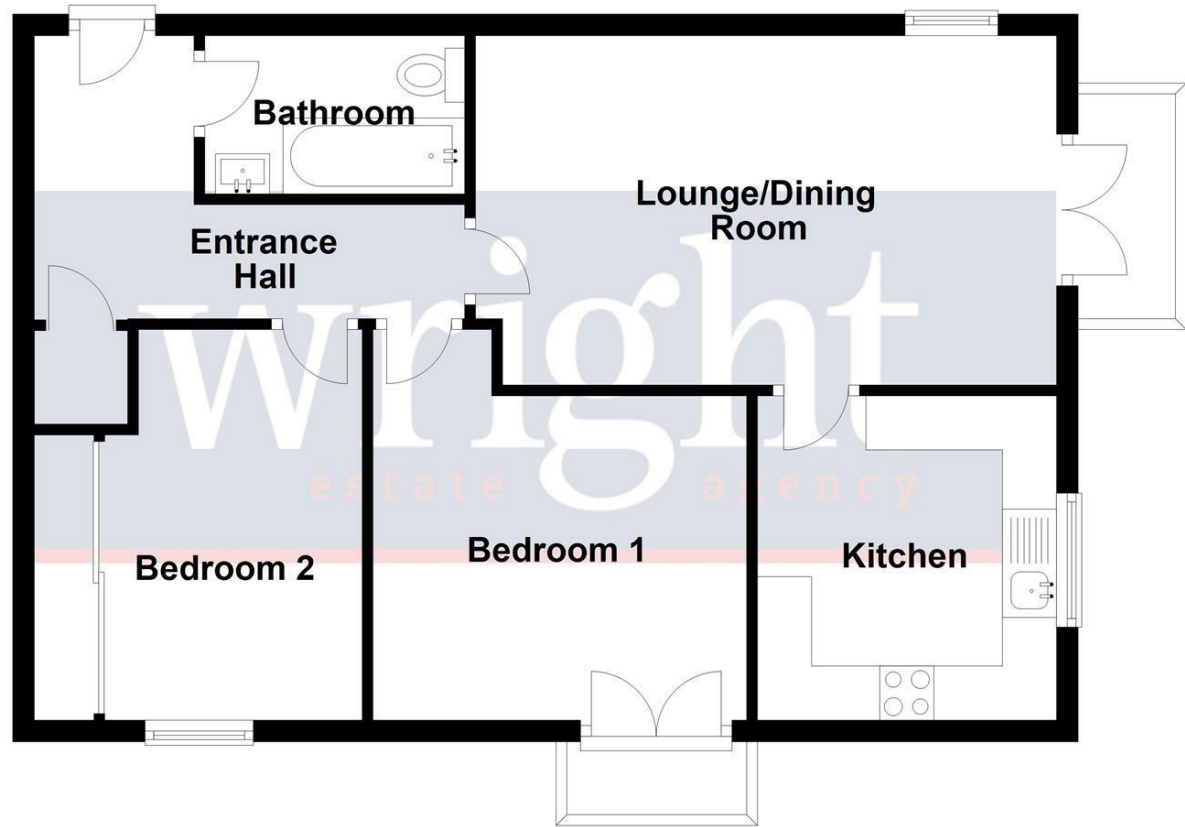
**Council Tax**

Band C - Please contact The Isle of Wight Council.

**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.

**First Floor**



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

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PROTECTED

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