



- Superb Second Floor Apartment
- Impressive SEA VIEWS
- Large Private Balcony
- 2 Double Bedrooms (1 En Suite)
- Covered Parking & Store Room
- Lift to all Floors
- Spacious Open-Plan Living/Kitchen Area
- Communal Gardens & Visitor Parking
- Peaceful Coastal Setting

29 The Reach Luccombe Road, Shanklin, Isle of Wight, PO37 6RN

£349,950

This superb second floor apartment forms part of an impressive purpose built development, located on the outskirts of Shanklin Old Village. The nearby town centre, local train station with mainland ferry connections, and the seafront are all within easy reach. The building is ideally positioned to enjoy breath taking views of the sea and towards Culver Down, with the south-facing aspect offering sunshine throughout the day.

The very well-presented accommodation comprises a large open-plan lounge/dining area with fully integrated kitchen, 2 large double bedrooms (1 en suite), and the generously sized bathroom. Additionally, the apartment benefits from a large private balcony, access to the communal gardens, a covered parking space, and a useful storage room with power and lighting.

The very peaceful location, generously-proportioned accommodation, easy access to local amenities and breath taking sea views makes this an equally ideal full-time or holiday home for anyone looking to embrace Island life by the sea. A viewing is recommended to fully appreciate everything this truly impressive purpose built apartment has to offer!



Accommodation

Communal Ground Floor Entrance

Second Floor Landing

Inner Lobby

Entrance Hall

Open-Plan Lounge/Dining/Kitchen Area
22' max x 20'3 (6.71m max x 6.17m)

Large Private Balcony
21'7 x 5'4 (6.58m x 1.63m)

Bedroom 1
17'11 x 10'6 (5.46m x 3.20m)

En Suite
7'10 x 5'3 (2.39m x 1.60m)

Bedroom 2
13'10 max x 13' max (4.22m max x 3.96m max)

Bathroom
10'6 x 8'7 (3.20m x 2.62m)

Outside

To the rear of the building there is an allocated, covered parking space with a useful storage room that has been shelved by the current vendors and benefits from power and lighting. There are several visitor parking spaces on site. To the front of the building the communal garden is laid to lawn.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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		

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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Viewing: Date Time