



- 3 Self-Contained Flats
- Located Close to Local Amenities
- Potential for Multi-Generational Living
- Potential for a 4th Self-Contained Flat
- Each Flat Benefits from a Private Entrance
- Short Walk to Seafront
- Off Road Parking
- Ideal Investment Opportunity
- Viewings Welcome

14 St. Pauls Crescent, Shanklin, PO37 7AN

£389,950

This detached property comprises 3 self-contained flats. The property is conveniently located within easy walking distance of the town centre, the local train station with mainland ferry connections, and the seafront with miles of sandy beaches and coastal paths to explore. The garage and store rooms offer potential for conversion into a 4th self-contained flat, subject to the relevant planning permission being obtained.

Each flat has a private entrance, with the ground floor flat benefitting from a courtyard area and off road parking. Both first floor flats enjoy access to private balconies. The current owners have successfully let both of the first floor flats for many years, whilst occupying the ground floor flat, and the building has been maintained to good standard.

The flexibility that comes with the current configuration of the property would ideally suit a buy to let investor, someone looking for a home with income potential or a family in need of sufficient space to accommodate multi-generational living. A viewing is recommended to fully appreciate everything this superb detached property has to offer!



FLAT 1

Comprising lounge, kitchen, 2 double bedrooms, bathroom, separate W.C, and private balcony.

FLAT 2

Comprising lounge, kitchen, 2 double bedrooms, bathroom, utility, sun room, store rooms, and separate W.C.

FLAT 3

Comprising lounge/dining room, kitchen, double bedroom, shower room, store room, and private balcony.

Outside

There is a driveway providing off road parking and access to the garage/store. Flat 2 benefits from a private courtyard. The front and side gardens have been hard landscaped for ease of maintenance.



Services

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

Council Tax



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.



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