



- Detached Chalet Bungalow
- 2 Reception Rooms
- Short Walk to Cliff Path

- IN NEED OF RENOVATION
- Gated Driveway
- CHAIN FREE

- 3 Bedrooms (1 En Suite)
- Convenient Location
- Viewing Recommended!

The Bungalow 1 Alresford Road, Shanklin, PO37 6HX

£210,000

This older style, detached chalet bungalow is located on the outskirts of Shanklin. The property is within easy reach of the Cliff Path providing access to the seafront, the town centre with it's variety of local amenities, and Shanklin train station with direct ferry links to the mainland.

The property is need of renovation and the accommodation comprises 2 receptions room, kitchen, bedroom and shower room on the ground floor, with 2 further bedrooms (1 en suite) on the first floor. Additionally, the property benefits from a gated driveway, mature front garden, and a rear courtyard garden.

The convenient location and scope to add value makes this an ideal home for anyone looking to put their own stamp on a home in one of the Island's most popular seaside locations. A viewing is recommended to fully appreciate everything this CHAIN FREE property has to offer!



## Accommodation

**Porch**

**Entrance Hall**

**Kitchen**

9'11 x 7'10 (3.02m x 2.39m)

**Lounge**

12' x 10'9 (3.66m x 3.28m)

**Dining Room**

12' x 10'8 (3.66m x 3.25m)

**Bedroom 3**

12' max x 7'9 narrowing to 4'6 (3.66m max x 2.36m narrowing to 1.37m)

**Shower Room**

7'3 x 5'4 (2.21m x 1.63m)

**First Floor Landing**

**Bedroom 1**

10'3 plus recess x 9'3 (3.12m plus recess x 2.82m)

**En Suite**

10'8 x 5'9 (3.25m x 1.75m)

**Bedroom 2**

15'2 plus recess x 7'8 (4.62m plus recess x 2.34m)

**Outside**

To the front of the property the gated driveway provides off road parking. The mature front garden features established shrubs and plants. There is a courtyard garden with a shed to the rear of the property.



**Services**

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

**Council Tax**

Band C - Please contact The Isle of Wight Council on 01983 823901.

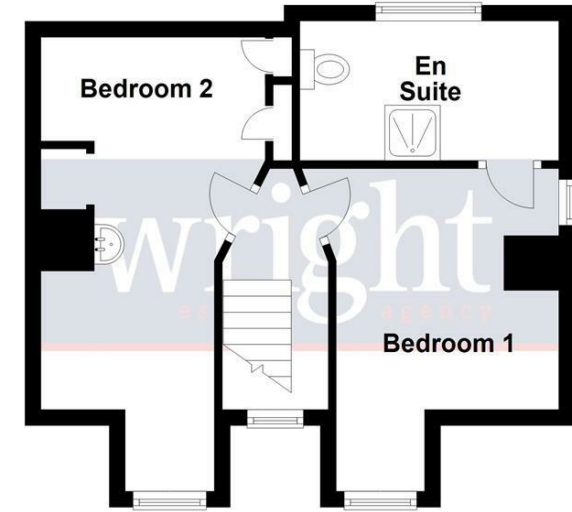
**Agents Notes**

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.

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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.

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

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

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**Viewing:**    Date .....

Time .....