



- Superb Detached Home
- Downstairs Wet Room
- Close to Local Amenities

- 4 Double Bedrooms (1 En Suite)
- Driveway & Garage
- Ideal Family Home

- Large Kitchen/Diner & Separate Utility
- West-Facing Rear Garden
- Viewing Recommended!

41 Sandy Lane, Shanklin, PO37 7DT

£449,950

This substantial detached home is conveniently located within walking distance of Shanklin town centre, several local supermarkets, the train station with mainland ferry connections, and the seafront with miles of sandy beaches, coastal paths and family-friendly amusements to enjoy.

The generously-proportioned accommodation comprises a large lounge, spacious kitchen/dining room, utility, and wet room on the ground floor, with 4 double bedrooms (1 en suite), and a shower room on the first floor. Additionally, the property benefits from ample driveway parking, attached garage, and a west-facing rear garden, which is ideally placed to enjoy the afternoon sun.

The very comfortable accommodation, ample parking, and easy access to many of Shanklin's local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic detached property has to offer!



Accommodation

Entrance Hall

Lounge

26'2 x 11'9 (7.98m x 3.58m)

Kitchen/Dining Room

26'2 x 11'8 (7.98m x 3.56m)

Utility Room

8'9 x 6'1 (2.67m x 1.85m)

Wet Room

First Floor Landing

Bedroom 1

13' x 11'8 (3.96m x 3.56m)

En Suite

Bedroom 2

13' x 11'8 (3.96m x 3.56m)

Bedroom 3

12'8 x 11'8 (3.86m x 3.56m)

Bedroom 4

11'8 x 9'5 (3.56m x 2.87m)

Shower Room

Outside

To the front of the property the driveway provides off road parking and access to the garage with a roller door, power and lighting. Gated side access leads to the enclosed rear garden, which is west-facing and ideally placed to enjoy the afternoon sun.



Services

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

Council Tax

Band E - 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			
(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