

shanklin@wright-iw.co.uk

wright
estate agency



- Substantial Semi-Detached Home
- Annexe Potential
- Extensively Renovated in Recent Years

- 3/4 Bedrooms
- Large Attic Room
- Short Walk to Town Centre & Seafront

- Impressive Kitchen/Family Room
- Driveway & Garage
- Viewings Welcome

6 St. Martins Avenue, Shanklin, PO37 6HB

£489,950

This truly impressive, semi-detached property has been extensively renovated by the current owners in recent years, and is offered in superb condition throughout. The Cliff Path with direct access to the beach is just minutes away. The town centre is within easy walking distance, and offers a variety of useful amenities, including a doctor's surgery, supermarkets, a post office, and local train station with direct ferry connections to the mainland.

The well-proportioned accommodation comprises an impressive entrance hall with adjacent boot room, quality fitted kitchen/family room with direct access to the garden, lovely separate lounge, potential annexe accommodation, which is currently used as a home gym with a shower room, and a secondary reception room. The first floor landing leads to 3 bedrooms (1 en suite), the family bathroom, and stairs leading to the large attic room, which would make an ideal home office or occasional guest bedroom. Additionally, the property benefits from driveway parking for several cars, a garage, and enclosed rear garden, which is laid mainly to lawn with decking, and a sheltered seating area.

The beautifully presented accommodation, the beach being with easy walking distance, and the many local amenities Shanklin has to offer makes this an ideal home for anyone wanting to enjoy Island life by the sea in one of its most sought after coastal locations. The home really must be seen to fully appreciate everything this superb semi-detached property has to offer, and an early viewing is recommended to avoid missing out!



Accommodation

Entrance Hall

Porch

Boot Room

6'10 x 6'4 (2.08m x 1.93m)

Lounge

16'5 into bay x 13'8 (5.00m into bay x 4.17m)

Kitchen/Family Room

22'1 x 17' max (6.73m x 5.18m max)

Bedroom 4 (currently used as a gym)

14'8 x 11'10 (4.47m x 3.61m)

Shower Room

7'6 x 6'4 (2.29m x 1.93m)

Sitting Room

13'11 x 11'8 (4.24m x 3.56m)

First Floor Landing

Bedroom 1

16' into bay x 12'11 (4.88m into bay x 3.94m)

Bedroom 2

14'10 x 9'7 (4.52m x 2.92m)

En Suite

7'3 x 4'3 (2.21m x 1.30m)

Bedroom 3

10'1 x 8'11 (3.07m x 2.72m)

Attic Room

16'4 x 15'10 (4.98m x 4.83m)



Outside

To the front of the property the driveway provides ample parking for several cars and access to the garage. The rear garden is laid mainly to lawn with decking and a sheltered seating area.

Services

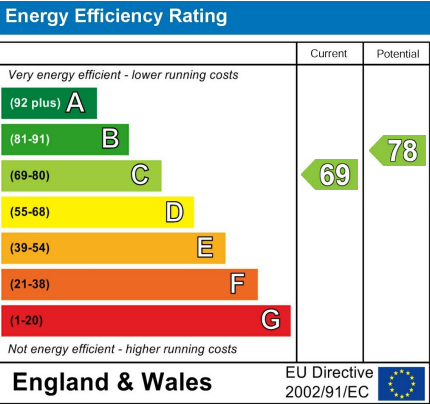
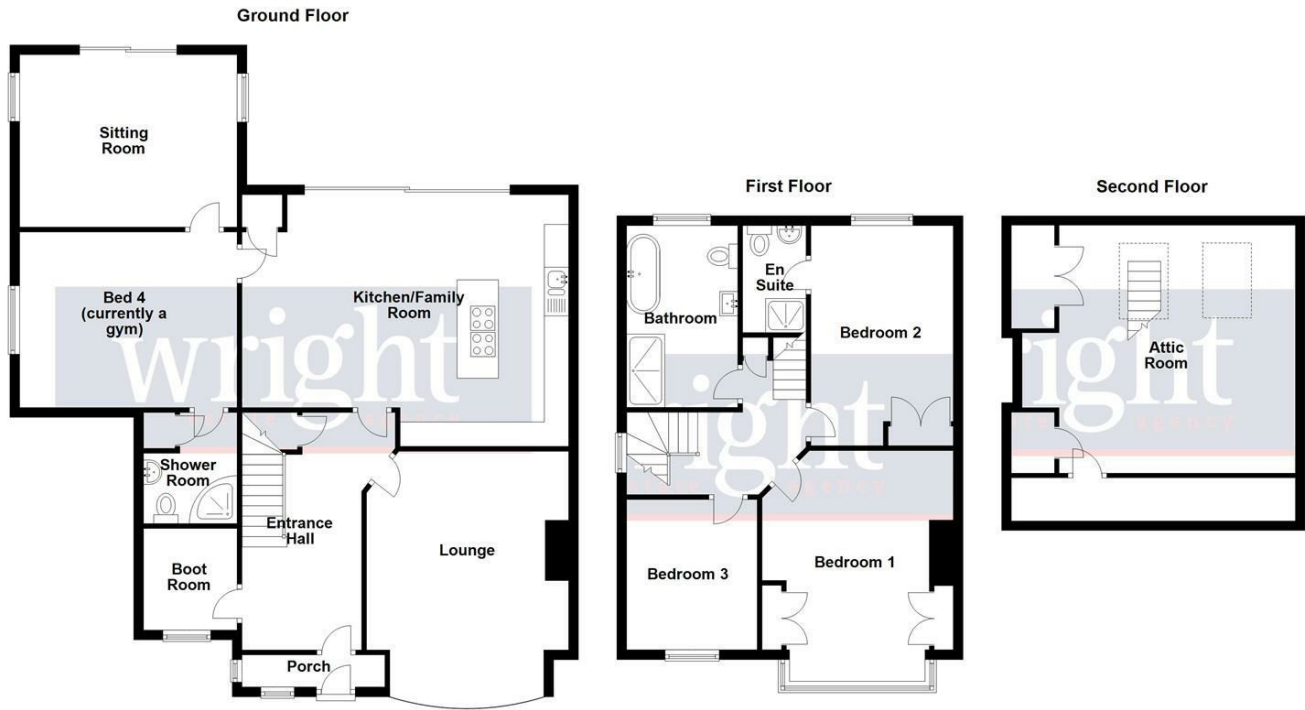
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



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

Viewing:
Date
Time