



- Beautifully Presented Home
- Communal Garden & Patio Area
- Fabulous Coastal Location

- Over 55's Independent Living
- Great Lifestyle Purchase
- Residents Off Road Parking

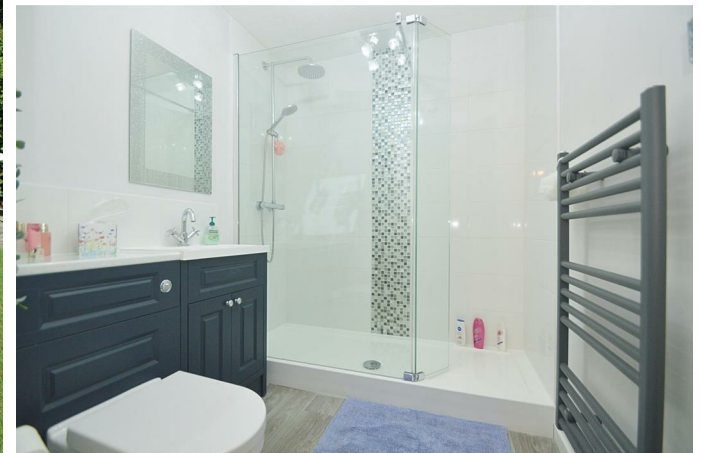
- Large One Bedroom House
- Shower Room & Separate W.C
- Viewings Highly Recommended

11 Brinkcliffe Gardens, Lake, Isle of Wight, PO36 8PS

£150,000

This fabulous end of terraced house is ideal for those seeking a bespoke development for the over 55's. The home is beautifully presented, with a welcoming hallway leading to a large lounge/diner. The modern kitchen can be closed off from the living space if required, and there is a downstairs W.C. Ample storage, cupboard space and built-in wardrobes all add to this home's appeal. With the first floor landing leading a stunning shower room and a bedroom of generous size. The home is warmed via electric heating and complemented with modern double glazing.

Locally, the cliff path with access to the beach offers a great lifestyle purchase with wonderful walks nearby that can be enjoyed all year round. Contact our Shanklin branch to arrange a viewing and discuss the benefits and features this great home and location has to offer.



Accommodation

Entrance Hall

5'7 x 4'4 (1.70m x 1.32m)

Lounge/Diner

15'7 x 11'11 (4.75m x 3.63m)

Kitchen

9'3 x 6'4 (2.82m x 1.93m)

Downstairs W.C.

6'4 x 6'1 (1.93m x 1.85m)

First Floor Landing

Bedroom 1

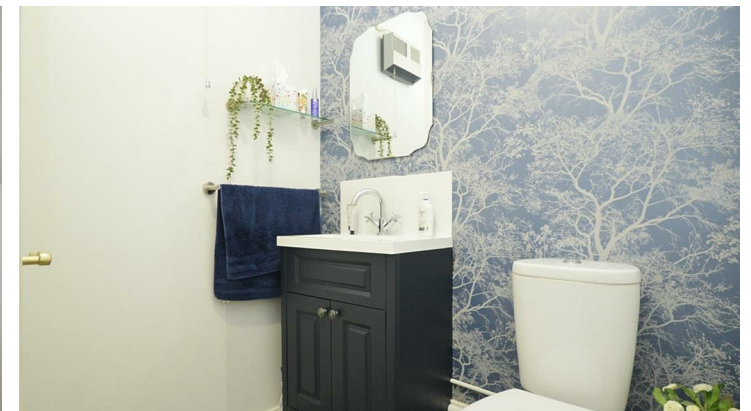
12'5 max x 12'3 (3.78m max x 3.73m)

Shower Room

7' x 6' (2.13m x 1.83m)

Outside & Parking

To the front of the house is a patio area and a bin store. There is a large communal garden area, with seating and drying areas. There is resident's parking available.



Services

Unconfirmed: electric, telephone, mains water and drainage.

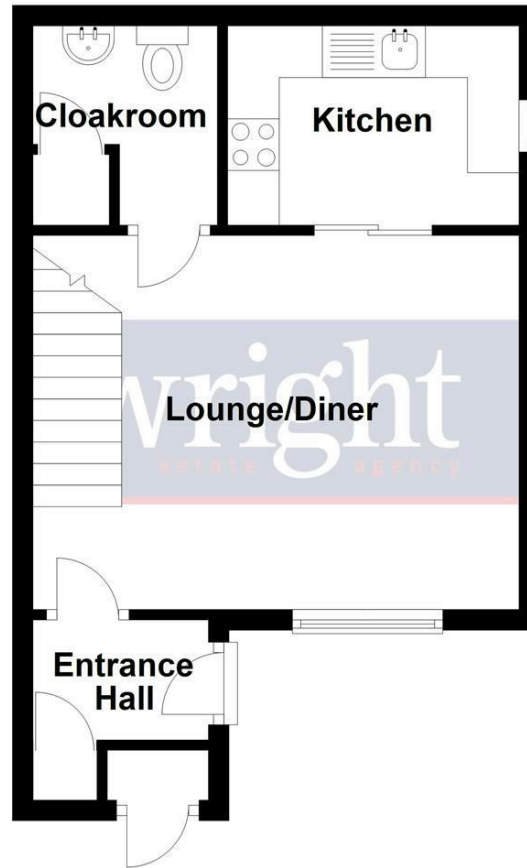
Council Tax

Band B - Please contact The Isle of Wight Council.

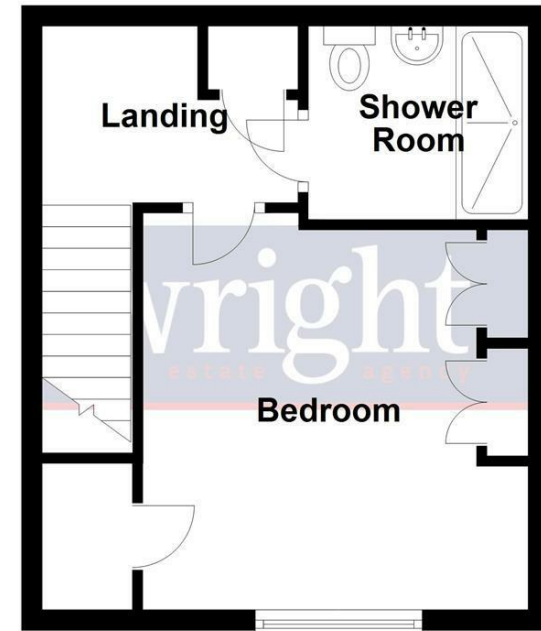
Agents Notes

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) A			85
(81-91) B			
(69-80) C			
(55-68) D		49	
(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 Tomblasons 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

PROTECTED

Viewing: Date Time