



- Modern First Floor Apartment
- Allocated Parking
- Communal Garden

- Over 55's Development
- Resident's Lounge
- Sought After Location

- 2 Double Bedrooms (1 En Suite)
- Lift to All Floors
- Viewings Welcome

Flat 9, Westfield 5 Highfield Road, Shanklin, Isle of Wight, PO37 6PP

£245,000

This modern first floor apartment forms part of an attractive, purpose-built development designed specifically for the over 55's. The sought after location offers easy access to the 'Old Village' with it's charming thatched cottages and popular eateries to choose from. The nearby town centre provides access to a range of shops, supermarkets, and local train station with direct ferry connections to the mainland.

The light and airy accommodation comprises a spacious entrance hall, a large open-plan lounge/dining/kitchen area, 2 double bedrooms (1 en suite), and bathroom. Additionally, the apartment benefits from a lift to all floor, access to a resident's lounge on the ground floor, communal gardens, and allocated parking located at the rear of the building.

The peaceful location with easy access to Shanklin's many local amenities, and well-proportioned accommodation makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic modern apartment has to offer!



Accommodation

Communal Entrance

Resident's Lounge

First Floor Landing

Private Entrance Hall

Lounge/Dining/Kitchen Area

19'5 x 17'1 (5.92m x 5.21m)

Bedroom 1

13'6 plus recess x 9'8 (4.11m plus recess x 2.95m)

En Suite

Bedroom 2

14' x 9'9 (4.27m x 2.97m)

Bathroom

Outside

The building is surrounded by well-kept gardens, with a driveway providing access to the rear of the building and the allocated parking. There is a bin storage area located at the side of the building.



Services

Unconfirmed: electric, telephone, mains water and drainage.

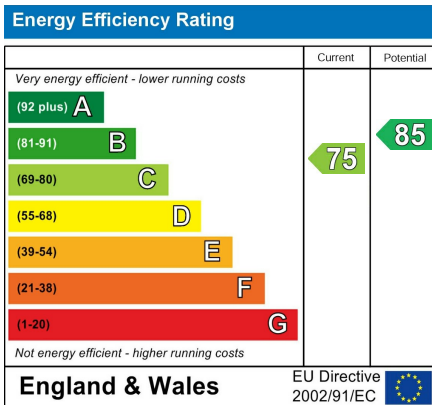
Council Tax

Band C - 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.

First Floor



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