



- Stunning Ground Floor Apartment
- Off Road Parking
- Gas Central Heating

- 2 Bedrooms
- Communal Gardens
- OPEN TO OFFERS

- Large Kitchen/Diner
- CHAIN FREE
- Viewings Welcome

Flat 2, Ochiltree House Victoria Avenue, Shanklin, PO37 6LT

£165,000

Located in the picturesque coastal town of Shanklin, this stunning ground floor apartment offers a delightful blend of comfort and convenience. With two bedrooms, this property is perfect for individuals, couples, or small families seeking a serene retreat by the sea.

The flat features a spacious reception room, ideal for relaxation or entertaining guests. The communal gardens provide a lovely outdoor space, perfect for enjoying the fresh air and the beauty of the surrounding area. Additionally, the property benefits from parking for one vehicle, ensuring ease of access.

Being CHAIN FREE, this apartment presents an excellent opportunity for a smooth and swift purchase, allowing you to settle into your new home without delay. The popular coastal location of Shanklin means you will be close to local amenities, beautiful beaches, and scenic walks, making it an ideal spot for those who appreciate the charm of seaside living.

This ground floor apartment is not just a home; it is a lifestyle choice, offering the perfect balance of tranquility and accessibility. Do not miss the chance to make this lovely flat your own.



Accommodation

Communal Entrance Hall

Flat Entrance

Kitchen/Dining Room

15'2 max x 13'6 max (4.62m max x 4.11m max)

Lounge

14'4 max x 11'8 max (4.37m max x 3.56m max)

Bedroom 1

14'4 max x 9'8 (4.37m max x 2.95m)

Bedroom 2

10'7 x 6'7 (3.23m x 2.01m)

Bathroom

9'10 max x 7'8 (3.00m max x 2.34m)

Parking

There is off road parking for one car at the property.

Outside & Communal Gardens

To the front is a covered Verandah and at the rear of the building is a communal garden area.



Services

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

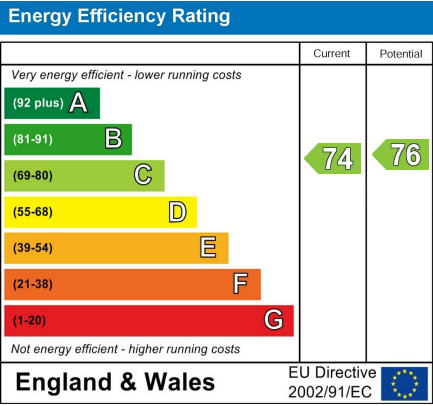
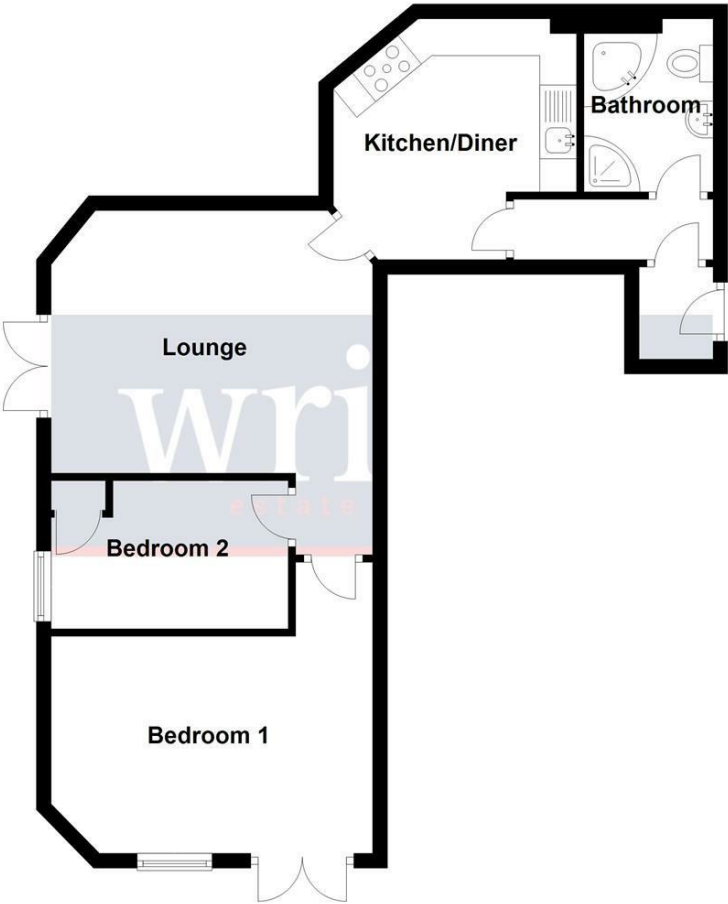
Council Tax

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground 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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