

shanklin@wright-iw.co.uk

**wright**  
estate agency



- Detached House
- Driveway Parking & Garage
- Ideal Family Home
- 3 Bedrooms
- Lawned Rear Garden
- Popular Location
- Lounge, Separate Dining Room & Conservatory
- SEA VIEWS
- CHAIN FREE

32 Blythe Way, Shanklin, PO37 7NJ

**£310,000**

This detached home with fantastic views across Shanklin and of the sea is located in a quiet residential area on the outskirts of Shanklin. The town centre provides access to a range of shops and supermarkets, the local train station with direct ferry connections to the mainland and the seafront with miles of sandy beaches are all within easy reach.

The well-proportioned accommodation comprises an entrance lobby, cloakroom, good sized lounge, separate dining room, kitchen, conservatory and study on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from driveway parking, a garage (with potential for conversion), and a lawned rear garden.

The convenient residential location, family-friendly accommodation, and easy access to local amenities in the nearby town centre makes this an ideal home for anyone looking to enjoy Island life in one of its most popular seaside towns. A viewing is recommended to appreciate everything this fantastic CHAIN FREE home has to offer!



## Accommodation

### Entrance Hall

### Cloakroom

### Lounge

16'2 x 14'1 (4.93m x 4.29m)

### Dining Room

11'2 x 8'4 (3.40m x 2.54m)

### Kitchen

11'1 x 7'4 (3.38m x 2.24m)

### Conservatory

9'1 x 7'11 (2.77m x 2.41m)

### Study

7'8 x 5'10 (2.34m x 1.78m)

### Garage

16'10 x 8'2 (5.13m x 2.49m)

### First Floor Landing

### Bedroom 1

12'5 x 9'11 (3.78m x 3.02m)

### Bedroom 2

10'9 x 8'4 (3.28m x 2.54m)

### Bedroom 3

7'9 x 7'5 (2.36m x 2.26m)

### Family Bathroom

### Outside

To the front of the property the garden is lawned. The driveway provides off road parking and access to the garage. The rear garden is laid to lawn with fantastic views across Shanklin and of the sea.



Services

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

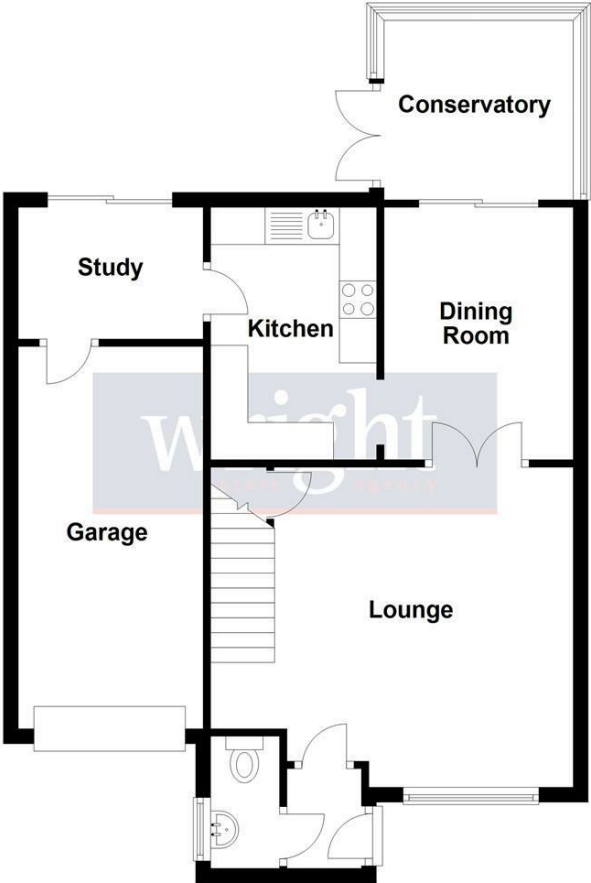
Council Tax

Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.

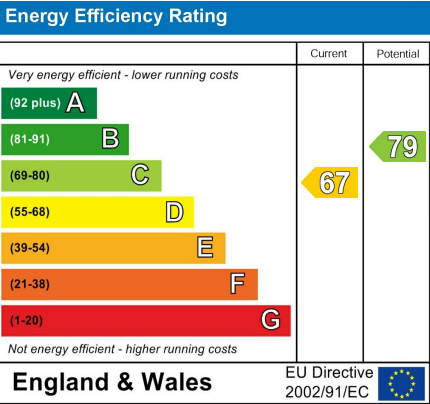
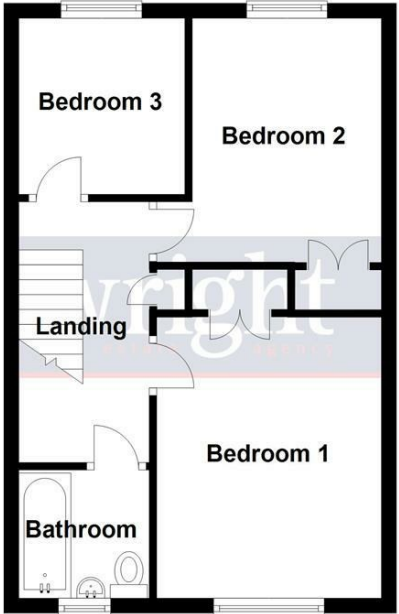
Agents Notes

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.

Ground Floor



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 .....