

shanklin@wright-iw.co.uk

wright
estate agency



- Spacious Detached Home
- Driveway Parking
- Recently Replaced Roof
- 3 Double Bedrooms
- Sea Views from the First Floor
- Short Walk to Town & Beach
- Large Modern Kitchen/Diner & Separate Lounge
- Good Sized Rear Garden
- Viewings Welcome!

24 Clarence Gardens, Shanklin, PO37 6HA

£420,000

This spacious detached property has had a replacement roof in recent years, a newly fitted kitchen, and a driveway created to provide off road parking. 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 a generous entrance hall, lounge with a large bay window, impressive kitchen/dining room, pantry, and cloakroom on the ground floor, with 3 double bedrooms (sea views from bedroom 1), a shower room, and a separate W.C. on the first floor. Additionally, the property benefits from ample driveway parking and a good sized rear garden, which is laid mainly to lawn.

The spacious 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. A viewing is recommended to fully appreciate everything this fantastic detached home has to offer!



Accommodation

Porch

Entrance Hall

Lounge

15' into bay x 14' (4.57m into bay x 4.27m)

Kitchen/Dining Room

23'4 x 15'11 max (7.11m x 4.85m max)

Pantry

First Floor Landing

Bedroom 1

14' x 12' (4.27m x 3.66m)

Bedroom 2

16' x 11' (4.88m x 3.35m)

Bedroom 3

12' x 12' (3.66m x 3.66m)

Shower Room

Separate W.C.

Outside

To the front of the property the driveway provides off road parking for 2/3 cars. The good sized rear garden is laid mainly to lawn with a patio area and garden shed.



Services

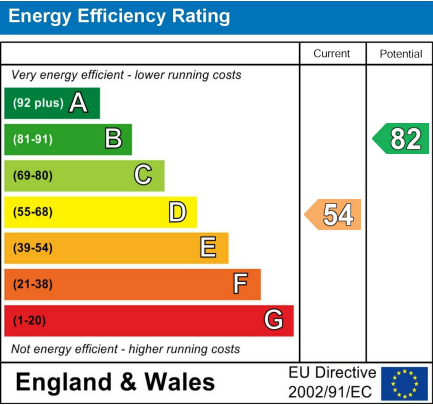
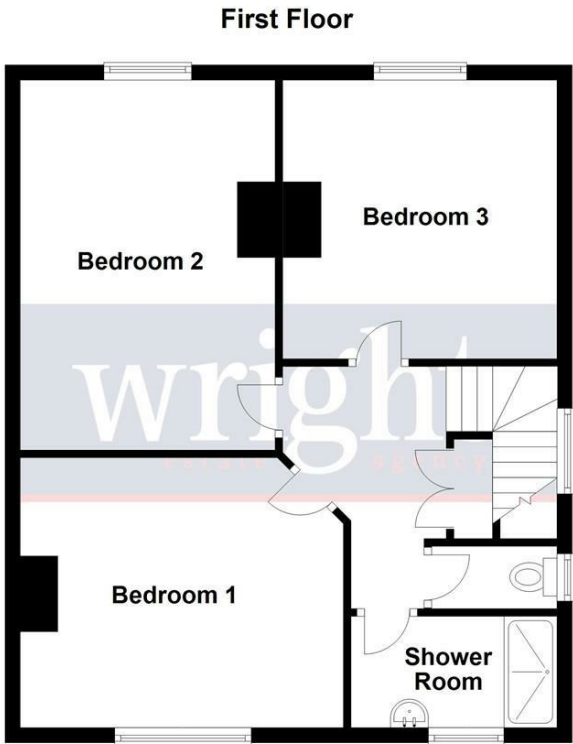
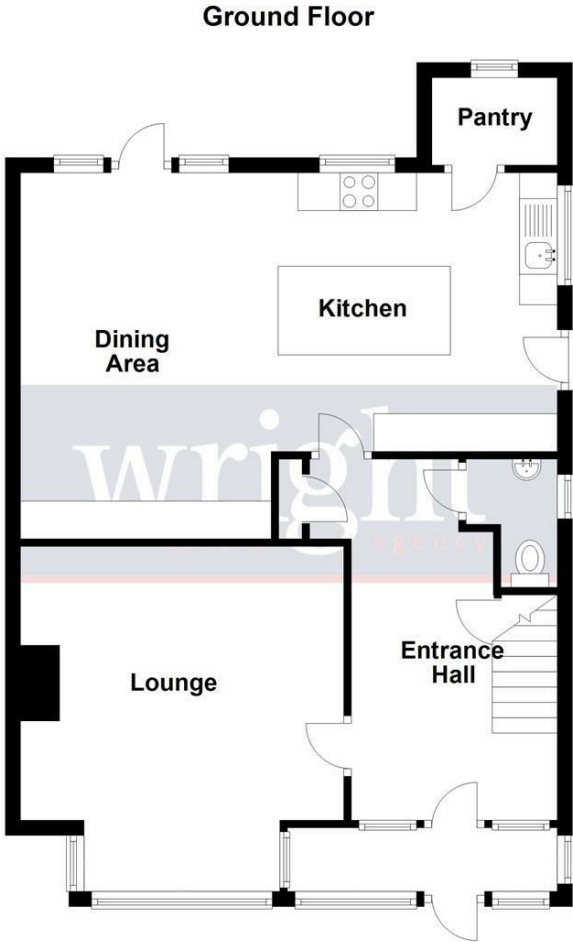
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band E - 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.



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PROTECTED



Viewing: Date Time