

shanklin@wright-iw.co.uk

**wright**  
estate agency



- Superb Semi-Detached Home
- Modern Kitchen & Separate Utility
- CHAIN FREE
- 4 Double Bedrooms
- Conservatory with Lovely Views
- Flexible & Family-Friendly Accommodation
- Fantastic SEA VIEWS
- Off Road Parking for 2 Cars
- Pretty Lawned Garden

36a Blythe Way, Shanklin, Isle of Wight, PO37 7NJ

**£325,000**

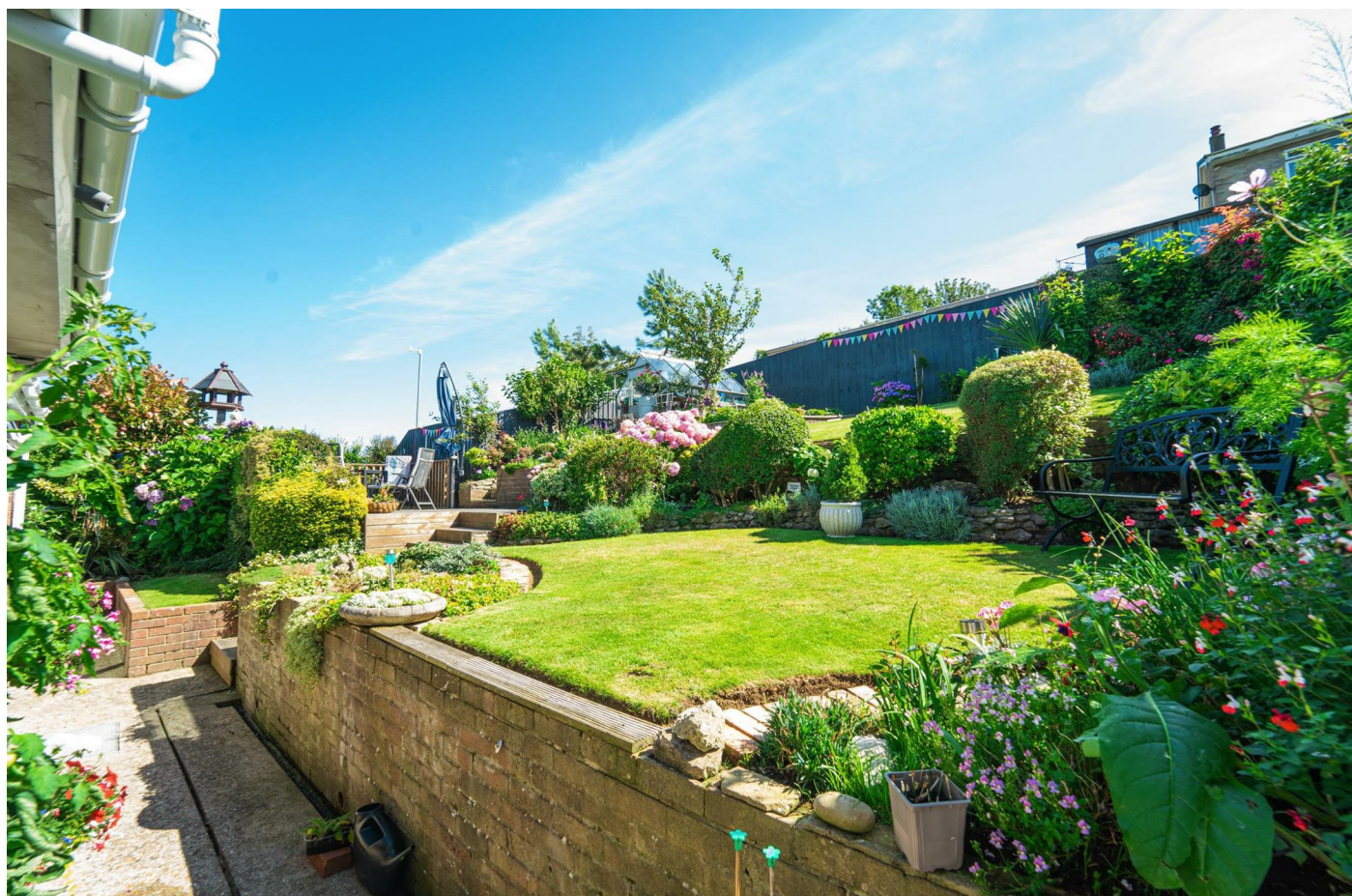


Located in the popular town of Shanklin, this delightful semi-detached house offers a perfect blend of comfort and coastal living. With 4 spacious bedrooms, this property is ideal for families or those seeking extra space for guests or an office to work from home.

One of the standout features of this home is the impressive sea views, which can be enjoyed from various vantage points within the property, emphasised by the living accommodation being on the first floor to best take advantage of the fantastic outlook.

The house also boasts convenient parking for two cars, a valuable asset in this sought-after location, and solar panels generating an income of approximately £2000 and up-to £800 in free electricity each year. Being CHAIN FREE, this property presents a smooth and straightforward purchasing process, allowing you to settle in without unnecessary delays.

The popular location, and flexible accommodation makes this an ideal home for a growing family or anyone simply looking to embrace Island life in one of its most sought after coastal towns. A viewing is recommended to fully appreciate everything this superb semi-detached home has to offer!





## Accommodation

### Entrance Hall

### Bedroom 3

12'11 x 10'1 (3.94m x 3.07m)

### Bedroom 4

11'4 x 8'1 (3.45m x 2.46m)

### Utility

8'8 x 6'10 (2.64m x 2.08m)

### Cloakroom

### First Floor Landing

### Lounge

18'5 x 11' (5.61m x 3.35m)

### Conservatory

13'11 x 9'2 (4.24m x 2.79m)

### Kitchen

11' x 7'10 (3.35m x 2.39m)

### Bedroom 1

12'11 x 9'3 (3.94m x 2.82m)

### Bedroom 2

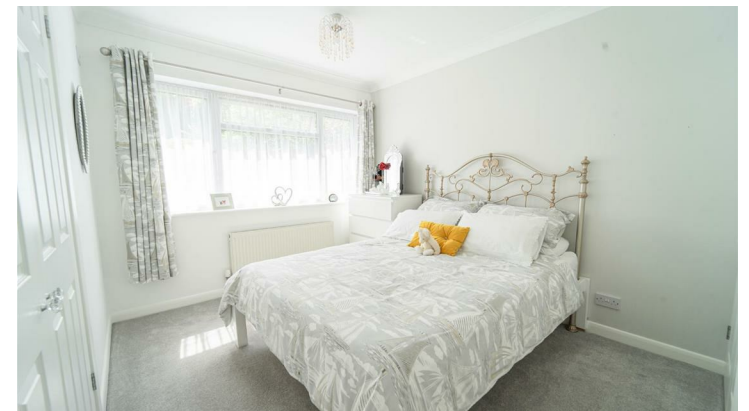
9'10 x 8'7 (3.00m x 2.62m)

### Bathroom

8'4 x 5'4 (2.54m x 1.63m)

### Outside

To the front of the property there is off road parking for 2 cars. The rear garden is tiered and laid mainly to lawn with a variety of shrubs and plants. There is a seating area, garden shed, and greenhouse.



Services

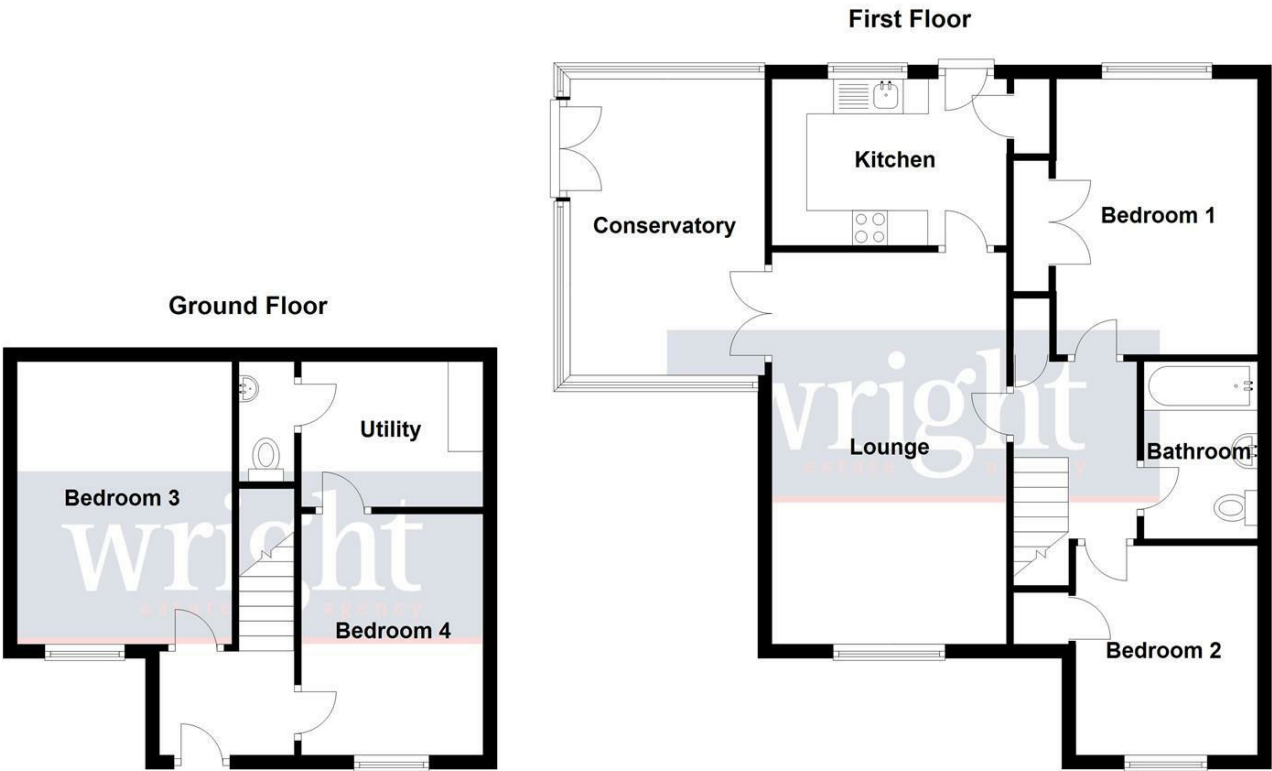
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band C- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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PROTECTED



Viewing:      Date .....      Time .....