



Prospect Road | | Shanklin | PO37 6AD

Offers Over £230,000



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Offered CHAIN FREE, this spacious two-bedroom upper-floor apartment is situated in the sought-after village of Shanklin, within walking distance of local shops, the charming Shanklin Old Village, and the beautiful sandy beaches.

The apartment features a generous living room with access to a private balcony, a modern fitted kitchen, a handy utility cupboard, two double bedrooms, and a contemporary family bathroom.

Additional benefits include an allocated parking space, access to well-maintained communal gardens, gas central heating, and double glazing throughout.

This fantastic property is ideal as a permanent home, holiday retreat, or investment opportunity, a must-see!

- SPACIOUS FIRST FLOOR APARTMENT
- BALCONY WITH SCENIC & SEA VIEWS
- CLOSE TO SHANKLIN OLD VILLAGE & SHANKLIN BEACH
- 2 BEDROOMS
- ALLOCATED PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING

Entrance Hall

Bathroom

0'0" x 5'3" (0.00 x 1.60)

Living Room

11'3" x 16'3" (3.43 x 4.95)

Kitchen

11'4" x 7'10" (3.45 x 2.39)

Bedroom 1

11'5" x 10'11" (3.48 x 3.33)

Bedroom 2

11'2" x 9'7" (3.40 x 2.92)




▼ **Ground Floor**



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0.0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5 6.0 6.5 7.0 7.5 8.0 8.5 9.0 9.5 10.0

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		80	80
<p>England & Wales</p>		EU Directive 2002/91/EC	

Council Tax Band **C**
EPC Rating **C**

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