

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£420,000**

**Leasehold**

4x  2x  2x 

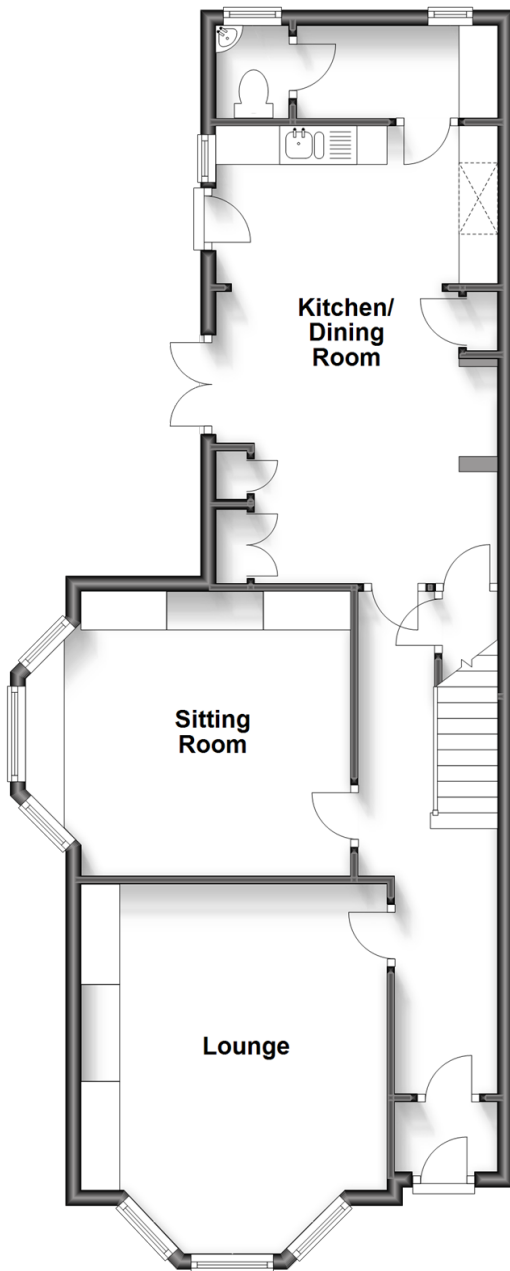
St. Paul's Crescent, Shanklin, Isle of Wight,

PO37

**Pittis**   
Helping you move forwards

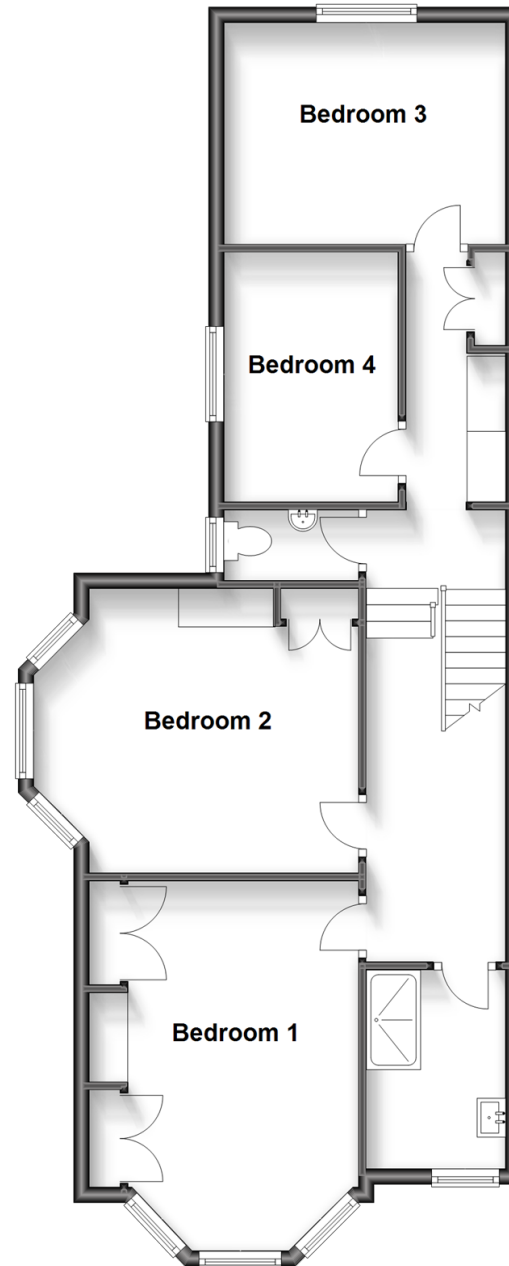
### Split Level Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



### Split Level First Floor

Approx. 71.0 sq. metres (764.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 15'9 x 12'11 (4.80m x 3.94m)

Sitting Room: 14'2 x 12'0 (4.32m x 3.66m)

Kitchen/Dining Room: 16'0 x 12'0 (4.88m x 3.66m)

Utility Room

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 15'9 x 10'1 (4.80m x 3.08m)

Bedroom 2: 14'3 x 12'0 (4.35m x 3.66m)

Bedroom 3: 11'6 x 9'2 (3.51m x 2.80m)

Bedroom 4: 10'5 x 7'5 (3.18m x 2.26m)

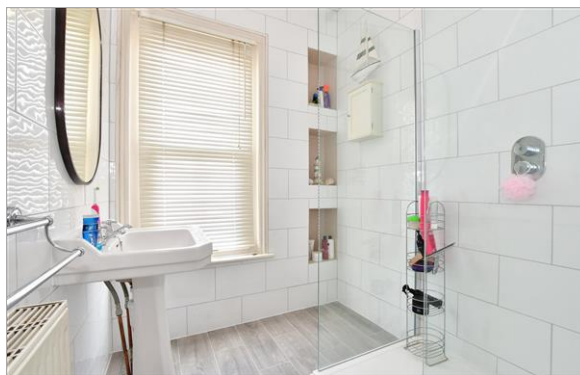
Shower Room

Cloakroom

### OUTSIDE

Front & Rear Gardens

Off Road Parking



## Main features

- Stunning period semi detached house with many character features
- Spacious accommodation and large enclosed gardens
- Off road parking
- Moments from the local shops, beach & train station
- Ideal family home with plenty of space to relax and grow into.



### Nearest Schools

Shanklin C of E Primary School  
Gatten & Lake Primary School  
Broadlea Primary School  
Newchurch Primary School  
The Bay CE Secondary School



### Transport Information

Local buses providing Islandwide connections, plus local train station with direct links to Ryde Pier Head and the mainland onward.



### Address

St. Paul's Crescent, Shanklin, Isle of Wight, PO37



### Directions

For directions to this property please contact us.

