



**Price**  
**£300,000**

**Freehold**

4x  1x  2x 

**North Road, Shanklin,  
Isle of Wight, PO37**

**OVER 60?**

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

**Pittis**   
Helping you move forwards

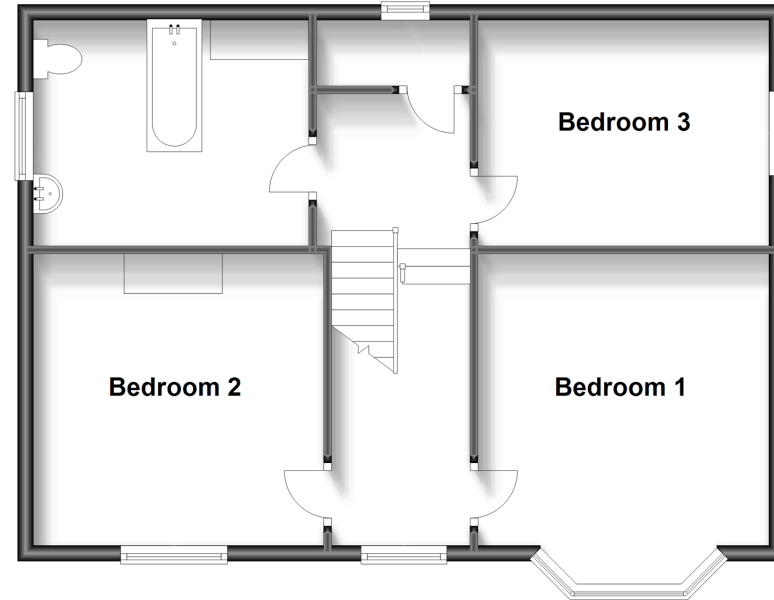
### Split Level Ground Floor

Approx. 75.7 sq. metres (815.3 sq. feet)



### Split Level First Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Bedroom 4: 12'0 x 10'2 (3.66m x 3.10m)

Lounge: 14'7 x 12'1 (4.45m x 3.69m)

Dining Area: 15'7 x 9'0 (4.75m x 2.75m)

Sun Room: 15'5 x 6'0 (4.70m x 1.83m)

Kitchen: 15'2 x 9'1 (4.63m x 2.77m)

Shower Room

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 12'0 (3.69m x 3.66m)

Bedroom 2: 12'1 x 12'1 (3.69m x 3.69m)

Bedroom 3: 12'2 x 9'3 (3.71m x 2.82m)

Bathroom

### OUTSIDE

Front & Rear Gardens





## Main features

- Substantial detached family home in the heart of Shanklin
- Spacious accommodation with 2 living rooms and sun room
- Lovely landscaped gardens with rear access on to Queens Road
- Plenty of space for a growing family or huge holiday let potential



### 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 the mainland.



### Address

North Road, Shanklin, Isle of Wight, PO37



### Directions

For directions to this property please contact us.





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Call Shanklin Branch 01983 868777 ■ [pittis.co.uk](http://pittis.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(59) POTENTIAL: C(73)

60619886/20240712/CS/CS