



Price
£425,000

Freehold

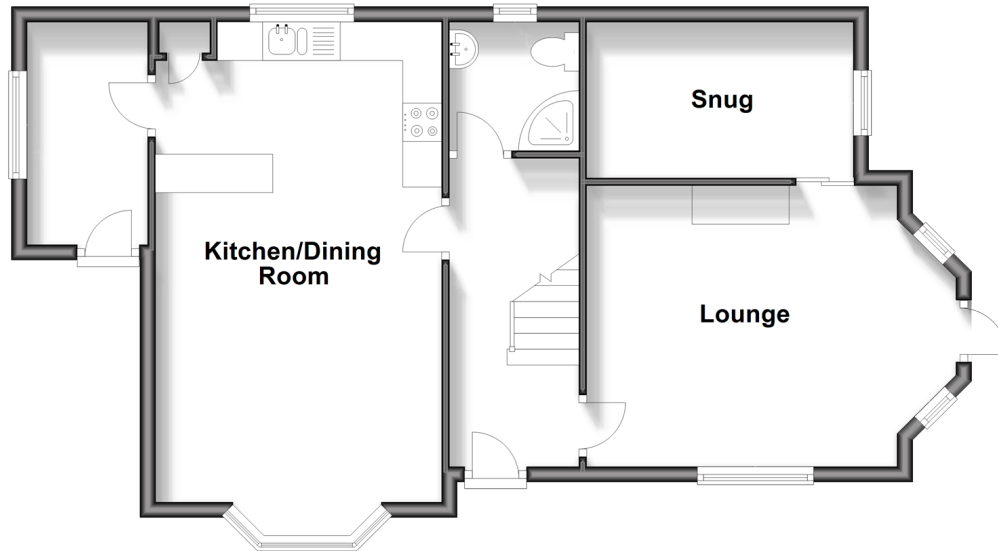
3x  2x  2x 

**Victoria Avenue,
Shanklin, Isle of Wight,
PO37**

Pittis 
Helping you move forwards

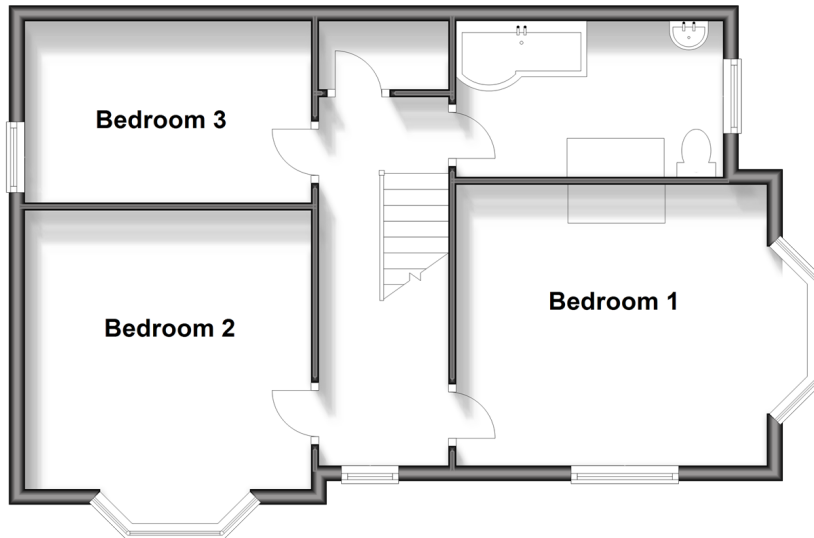
Ground Floor

Approx. 62.3 sq. metres (670.1 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Shower Room

Lounge: 15'7 into bay x 11'9 (4.75m x 3.58m)

Snug: 11'0 x 6'7 (3.36m x 2.01m)

Kitchen/Dining Room: 22'10 x 12'1 (6.96m x 3.69m)

Porch Area: 9'10 x 5'0 (3.00m x 1.53m)

FIRST FLOOR

Landing

Bedroom 1: 15'5 into bay x 11'9 (4.70m x 3.58m)

Bedroom 2: 13'10 into bay x 12'1 (4.22m x 3.69m)

Bedroom 3: 12'2 x 7'8 (3.71m x 2.34m)

Bathroom

OUTSIDE

Driveway

Front & Rear Gardens



Main features

- Extensively refurbished and modernised detached house
- Superb quality finish with new kitchen and bathrooms
- Landscaped gardens and large parking area
- Stunning open plan dining/kitchen area with utility space
- Excellent location close to town and Shanklin Old Village



Nearest Schools

The Bay CE School
Broadlea Primary School
Shanklin C of E Primary Schools
Gatten & Lake Primary School
Shanklin Pre-School & Nursery



Transport Information

Local buses providing Island wide connections plus local train station with direct links to Ryde Pier Head.



Address

Victoria Avenue, Shanklin, Isle of Wight, PO37



Directions

For directions to this property please contact us.



Call Shanklin Branch 01983 868777 ■ 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

EPC RATING	CURRENT:	POTENTIAL:
	D(57)	C(77)

60618902/20240627/DW/CS