



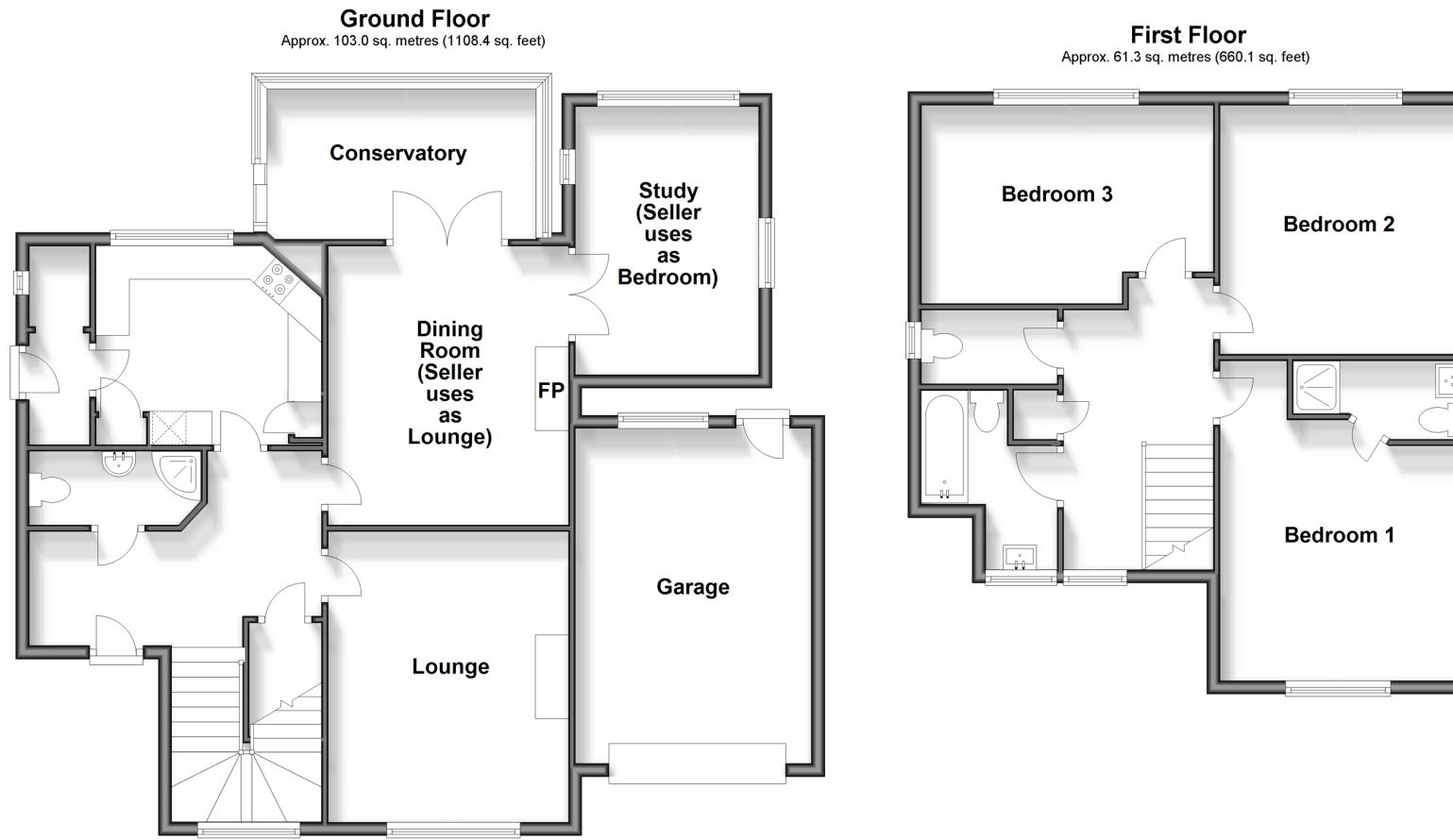
**Guide Price**  
**£425,000**

**Freehold**

4x 2x 2x

**Green Lane, Shanklin,  
Isle of Wight, PO37**

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## Accommodation

### GROUND FLOOR

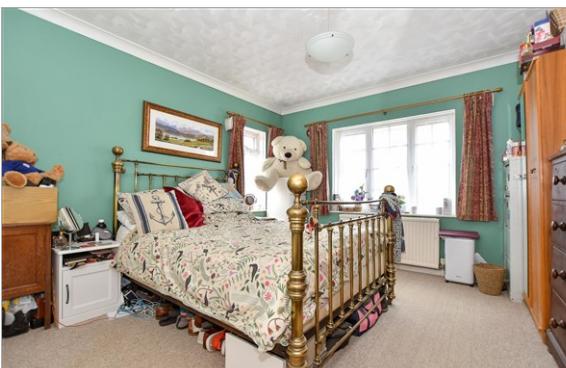
Hallway  
Shower Room  
Kitchen: 10'10 x 9'11 (3.30m x 3.02m)  
Utility Area  
Lounge: 14'3 x 10'10 (4.35m x 3.30m)  
Dining Room: 13'4 x 12'0 (4.07m x 3.66m)  
Bedroom 4/Study: 13'4 x 8'10 (4.07m x 2.69m)  
Conservatory: 12'5 x 7'9 (3.79m x 2.36m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'1 x 12'0 (3.99m x 3.66m)  
En Suite Shower Room  
Bedroom 2: 12'0 x 11'6 (3.66m x 3.51m)  
Bedroom 3: 13'11 x 9'11 (4.24m x 3.02m)  
Bathroom  
Separate Toilet

### OUTSIDE

Garage & Driveway  
Front & Rear Gardens



## Main features

- Detached individual home in a popular location of Shanklin
- Spacious accommodation throughout with extension to the rear
- Plenty of parking and large garage
- Long rear garden which is enclosed and private
- Close to local school, bus route and convenience store



### 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

Green Lane, 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 50% less, by purchasing a Lifetime Lease.

EPC RATING  
D(56) CURRENT:  
POTENTIAL:  
C(79)  
60620130/20251003/CS/CS