

**OVER 60?**

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



**Price**

**£400,000**

**Freehold**

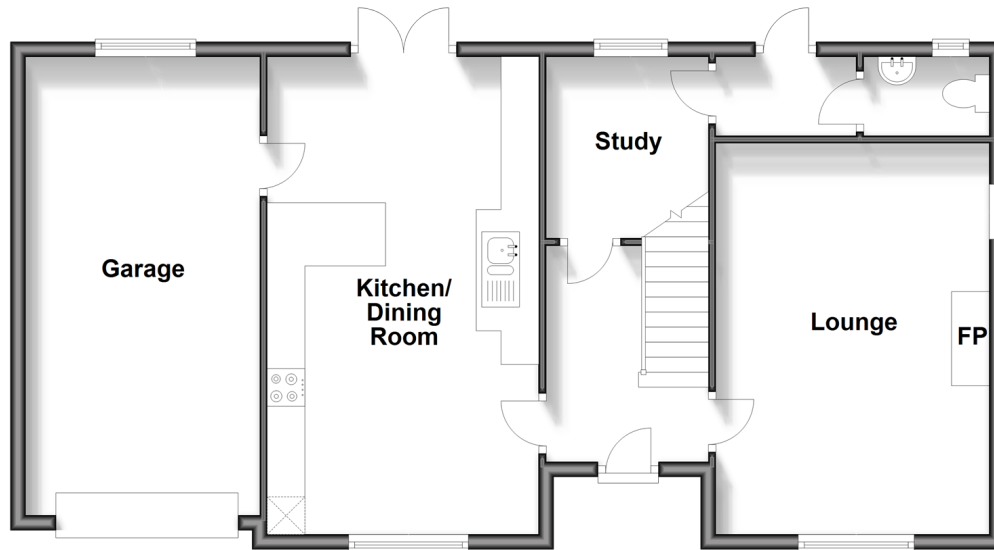
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Sibden Road, Shanklin, Isle of Wight, PO37

**Pittis**   
Helping you move forwards

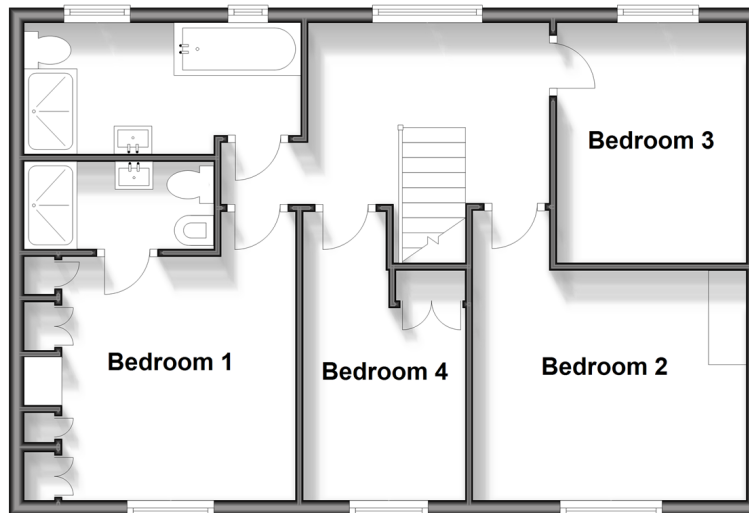
## Ground Floor

Approx. 78.0 sq. metres (839.5 sq. feet)



## First Floor

Approx. 60.7 sq. metres (653.8 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 16'11 x 11'11 (5.16m x 3.63m)

Study: 7'11 x 6'11 (2.41m x 2.11m)

Rear Lobby

Cloakroom

Kitchen/Dining Room: 20'11 x 11'10 (6.38m x 3.61m)

### FIRST FLOOR

Landing

Loft area with velux window

Bedroom 1: 12'6 x 10'0 (3.81m x 3.05m)

En Suite Shower Room

Shower Room

Bedroom 2: 10'9 x 9'11 (3.28m x 3.02m)

Bedroom 3: 10'7 x 8'2 (3.23m x 2.49m)

Bedroom 4: 9'1 x 6'11 (2.77m x 2.11m)

### OUTSIDE

Garage / Utility : 20'8 x 10'0 (6.30m x 3.05m)

Driveway

Front & Rear Garden

Various fruit trees

Summer House





## Main features

- Detached 1930's house in one of Shanklin's most sought after locations
- Short walk to local primary school and town centre
- Good sized garage, large rear garden with fruit trees and electric
- Sociable kitchen/dining area with separate office and wood burning stove in the lounge



### Nearest Schools

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



### Transport Information

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



### Address

Sibden Road, Shanklin, Isle of Wight, PO37



### Directions

For directions to this property please contact us.



