



**OVER 60?**

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

**Guide Price**  
**£265,000**

**Freehold**

3x  1x  2x 

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

**Pittis**   
Helping you move forwards





## Main features

- **Classic 1930's semi detached house in quiet unmade road**
- **Lots of potential and scope to add off road parking**
- **2 separate living rooms with recently upgraded kitchen**
- **Good sized front and rear gardens**
- **Short walk to town centre and transport links**

## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 14'0 into bay x 11'11 (4.27m x 3.63m)  
Dining Room: 12'0 x 10'0 (3.66m x 3.05m)  
Kitchen: 17'0 x 5'0 (5.19m x 1.53m)  
Cloakroom

### FIRST FLOOR

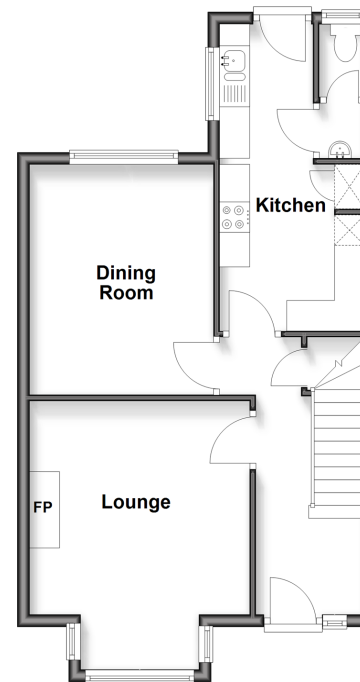
Landing  
Bedroom 1: 14'5 into bay x 11'5 (4.40m x 3.48m)  
Bedroom 2: 12'5 x 9'0 (3.79m x 2.75m)  
Bedroom 3: 8'11 x 8'11 (2.72m x 2.72m)  
Bathroom

### OUTSIDE

Front & Rear Gardens

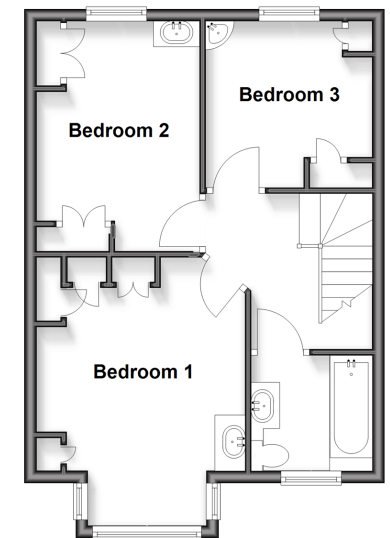
### Ground Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



### First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



**Call Shanklin - 01983 868777 ■ pittis.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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