

## Shanklin, Isle of Wight



- **Three-Bedroom Detached Home**
- **Large Lounge/Diner with Abundant Natural Light**
- **Newly Refurbished Kitchen**
- **Garage and Driveway Parking**
- **Close to Beach, Town, and Countryside Walks**



## About the property

Nestled in the highly sought-after coastal town of Shanklin, this beautifully presented three-bedroom detached home offers the perfect balance of comfort, style, and convenience. Ideally located just moments from the beach, town centre, and stunning countryside walks, it provides an enviable lifestyle for families, professionals, or those seeking a peaceful coastal retreat.

Step inside and you're greeted by a bright and spacious lounge diner, a versatile space equally suited for entertaining guests or unwinding after a long day. The brand new kitchen enjoys views over the south facing rear garden, a private outdoor haven that captures the sunshine throughout the day. For added practicality, a downstairs WC completes the ground floor.

Upstairs, the home offers three generously sized bedrooms, each filled with natural light and offering flexibility for family life, home working, or guest accommodation. The contemporary family bathroom, recently upgraded, adds a touch of luxury with its modern finish.

Additional benefits include a garage and driveway parking, ensuring both convenience and security.

With its prime location close to Shanklin's golden beaches, local amenities, and excellent transport links, this is a rare opportunity to acquire a home in one of the Isle of Wight's most desirable coastal settings.

Local Authority - Isle of Wight Council  
Council Tax Band - D  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom WC  
Lounge 13'5 x 12'1  
Dining Room 10'6 x 10'  
Kitchen 10'6 x 9'

### FIRST FLOOR

Landing  
Bedroom 1 12' x 11'2  
Bedroom 2 10'6 x 10'  
Bedroom 3 8'9 x 7'2  
Bathroom

### OUTSIDE

Garage  
Driveway  
Front Garden  
Side Access  
Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		