



- Charming Character Home
- Enclosed Garden
- Tucked Away Location
- 4 Bedrooms (1 En Suite)
- Off Road Parking for 1 Car
- Direct Access to the High Street
- 3 Reception Rooms & Sun Room
- CHAIN FREE
- Viewings Welcome

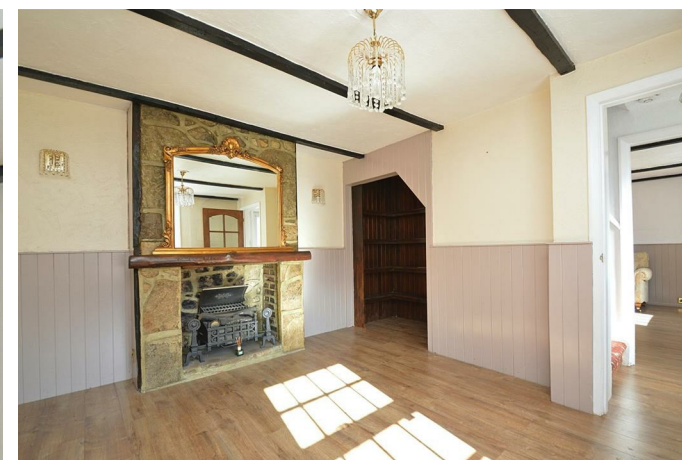
Mews Cottage 23b High Street, Shanklin, PO37 6JW

£269,950

Located in the delightful seaside town of Shanklin, this charming cottage offers a perfect blend of character and modern living. With an inviting façade, the property boasts three reception rooms, providing ample space for both relaxation and entertaining. The kitchen flows seamlessly into the dining area, making it an ideal setting for family gatherings or dinner parties with friends.

The home features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The bathroom and en suite are thoughtfully designed, catering to the needs of a busy household. Outside, the property benefits from an enclosed garden and parking for one car. Shanklin offers a vibrant community atmosphere, with local shops, cafes, and beautiful beaches, all within easy reach.

This home is perfect for those seeking a blend of character and convenience in a tucked away location. Whether you are looking for a full-time home or a peaceful holiday retreat, this property is sure to impress. Do not miss the opportunity to make this charming CHAIN FREE house your new home!



Accommodation

Entrance Hall

Lounge

12'8 x 12'3 (3.86m x 3.73m)

Dining Room

12'9 x 11'1 (3.89m x 3.38m)

Kitchen

17'10 x 7'5 (5.44m x 2.26m)

Utility

Breakfast Room

13' x 7' (3.96m x 2.13m)

Cloakroom

Sun Room

21'11 x 11'10 (6.68m x 3.61m)

Secondary Entrance Lobby

First Floor Landing

Bedroom 1

12'9 x 8'4 (3.89m x 2.54m)

En Suite

Bedroom 2

12'9 x 10'10 (3.89m x 3.30m)

Bedroom 3

15'11 x 9'5 (4.85m x 2.87m)

Bathroom

Bedroom 4

11'1 x 9' (3.38m x 2.74m)



Outside

To the front of the property there is gated access to Orchardleigh Mews and a door leading directly to the High Street. To the side of the property there is an enclosed garden accessed from the Sun Room and off road parking for 1 car.

Services

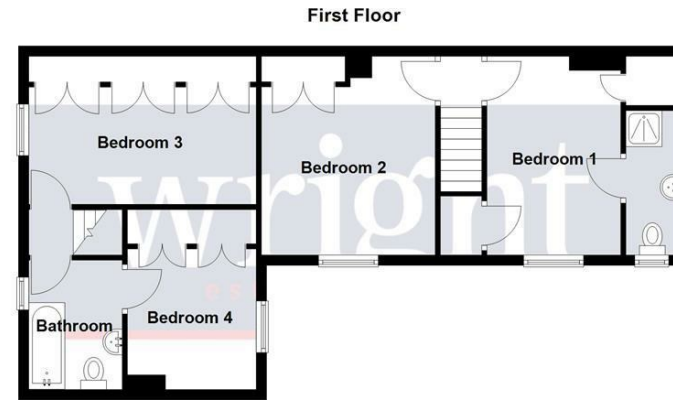
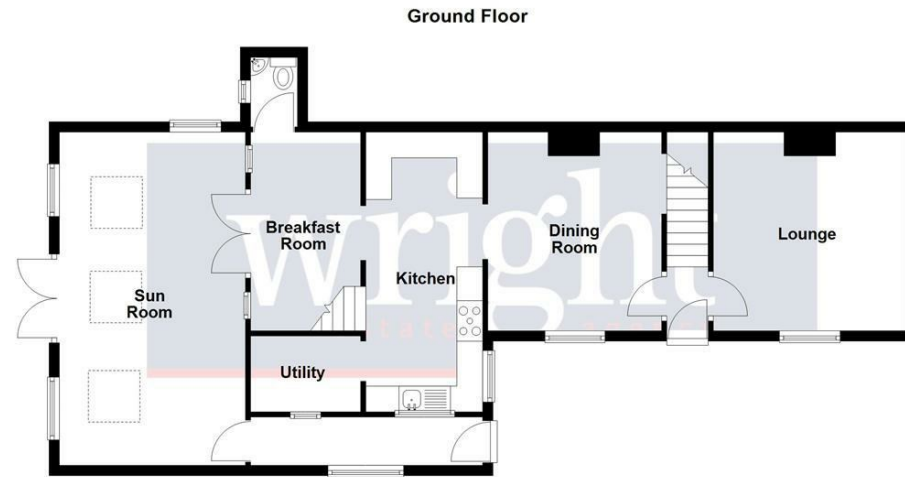
Unconfirmed: electric, telephone, mains water and drainage.

Council Tax

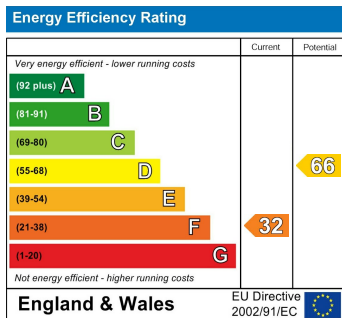
Council Tax Band B - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

Viewing: Date Time