



St. Martins Avenue

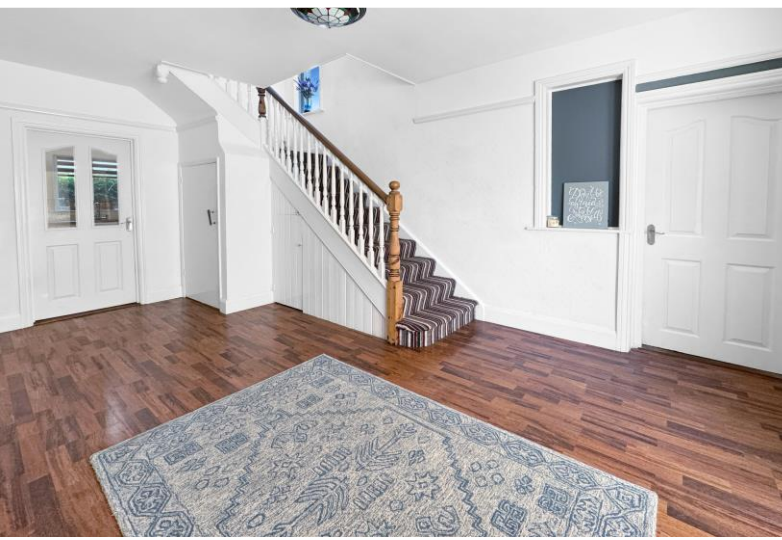
Shanklin

£450,000



Lancasters

CHAIN FREE - A substantial three/four bedroom detached home in one of Shanklin's most desirable addresses, Large rooms, high ceilings and an open fire give this property genuine character, with a generous plot delivering both inside and outside space in equal measure. The accommodation is practical and flexible. A side porch opens into a welcoming entrance hall, with a bay-fronted sitting room to one side. The separate dining room includes an office area with patio doors and could equally serve as a fourth bedroom. A kitchen/diner connects to a utility room with double doors leading out to the garden. Shanklin's cliff path is moments away, with easy walking access to the beach, Esplanade, schools, shops, restaurants and transport links. Off-road parking and a garage complete the lovely family home.



3/4 Bedroom Detached House

Porch/Entrance 8' 2" x 5' 3" (2.5m x 1.6m)

Hall 16' 5" x 11' 1" (5.0m x 3.37m)

Sitting Room 13' 9" x 18' 1" (4.2m x 5.5m) *into bay*

Dining Room 13' 1" x 11' 10" (3.98m x 3.6m)

Office 11' 2" x 7' 3" (3.4m x 2.2m)

Kitchen 11' 1" x 10' 6" (3.38m x 3.2m)

Breakfast Room 9' 10" x 6' 11" (3.0m x 2.1m)

Utility 6' 11" x 5' 11" (2.1m x 1.8m)

W/C

First Floor

Bedroom 1 13' 9" x 18' 1" (4.2m x 5.5m) *into bay*

Bedroom 2 11' 10" x 13' 0" (3.6m x 3.96m)

Bedroom 3 11' 6" x 10' 6" (3.5m x 3.2m)

Bathroom

Garage 17' 9" x 7' 4" (5.4m x 2.23m)



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.

TOTAL FLOOR AREA: 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council: E
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