shanklin@wright-iw.co.uk

wright
estate agency

- Spacious Ground Floor Apartment
- Private Front Garden
- Fantastic SEA VIEWS
- 2 Double Bedrooms
- Allocated Parking
- CHAIN FREE
- Large Open-Plan Lounge/Kitchen Area
- Short Walk to Beach
- Viewings Welcome

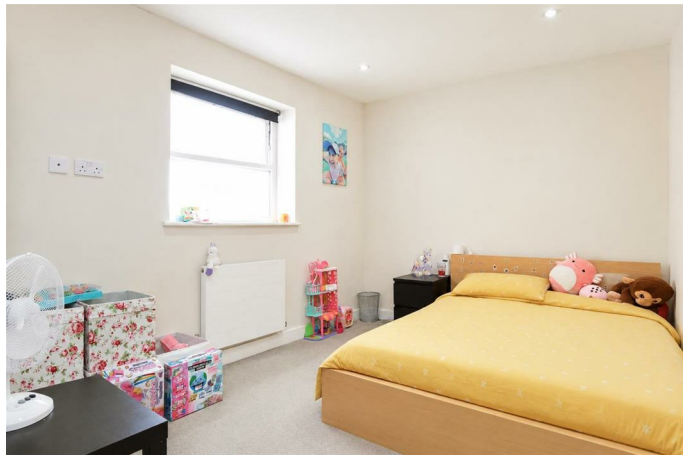
Flat 8, Cliff House Cliff Road, Lake, PO36 8NS

£189,950

This spacious ground floor apartment with fantastic sea views is ideally positioned for easy access to the seafront with miles of sandy beaches and coastal paths to explore. Sandown town centre, the local train station with direct ferry links to the mainland and a variety of popular eateries are all within walking distance.

The well-proportioned accommodation comprises 2 double bedrooms, a large open-plan lounge/kitchen area with direct access to the private garden, and a modern bathroom. Additionally, the apartment benefits from allocated parking located at the rear of the building.

The sought after coastal setting, ground floor accommodation and parking makes this an equally attractive full-time or holiday home for anyone looking to enjoy life by the sea in one of the Island's most popular seaside locations. A viewing is recommended to appreciate everything this fantastic CHAIN FREE apartment has to offer!



Accommodation

Communal Entrance

Private Hallway

Lounge/Kitchen Area
22'11 x 15'2 (6.99m x 4.62m)

Bedroom 1
13'10 x 8'9 (4.22m x 2.67m)

Bedroom 2
16'1 x 7'11 (4.90m x 2.41m)

Bathroom
8'11 x 6'11 (2.72m x 2.11m)

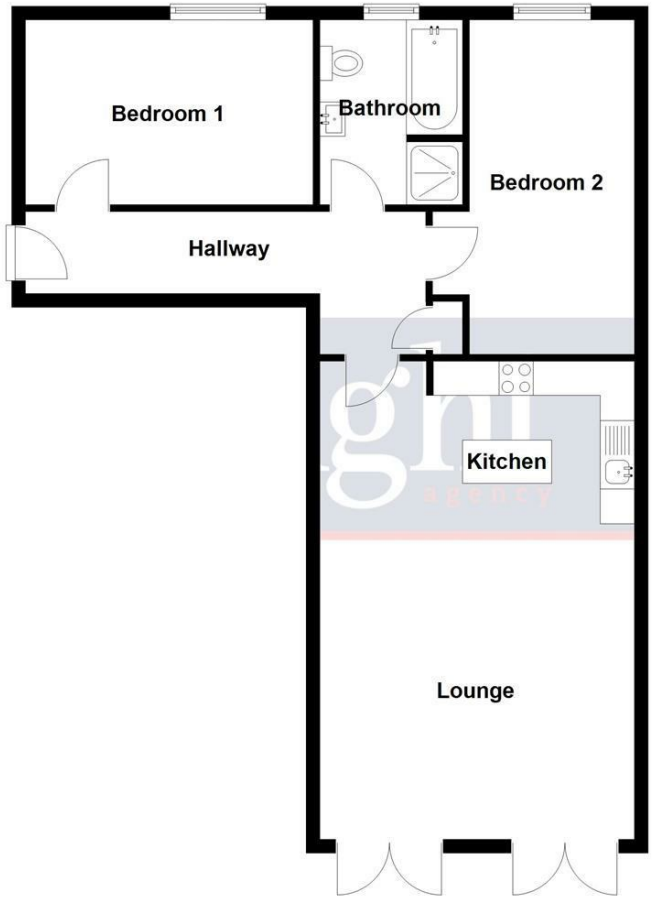
Outside
To the front of the property there is a private garden with lovey views of the cliff path and sea. There is an allocated parking space located at the rear of the building.

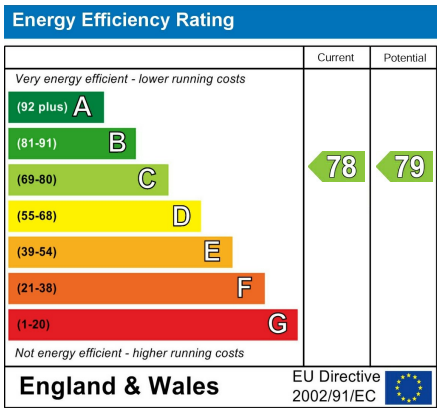
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
Council Tax Band C - 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor





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.

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The Property Ombudsman

Viewing: Date ..... Time .....