

**OVER 60?**

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



**Guide Price**

**£235,000**

**Freehold**

1x  1x  2x 

Luccombe, Shanklin, Isle of Wight, PO37

**Pittis**   
Helping you move forwards



## Main features

- Rare hidden gem detached thatched cottage offering plenty of character
- Bright rooms with large modern windows
- Stone garage for 2 cars
- Set in woodland offering countryside and sea views
- Exceptional potential for sympathetic renovation

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 14'0 x 12'6 (4.27m x 3.81m)

Kitchen: 11'10 x 11'5 (3.61m x 3.48m)

Dining Room: 12'5 x 11'0 (3.79m x 3.36m)

Bathroom: 11'0 x 5'6 (3.36m x 1.68m)

Bedroom: 14'8 x 10'0 (4.47m x 3.05m)

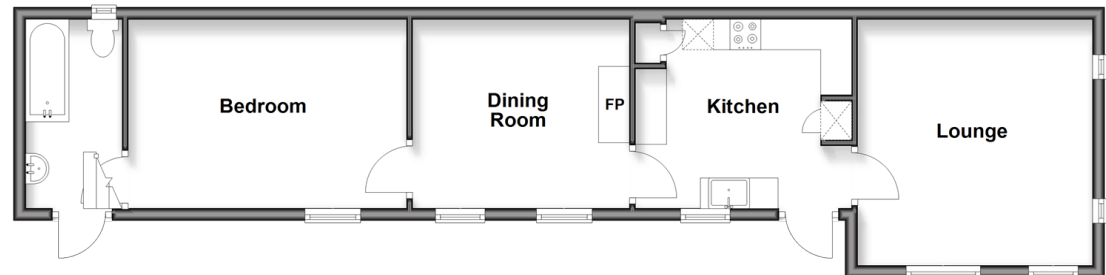
### OUTSIDE

Front & Rear Gardens

Double Garage

Driveway

**Ground Floor**  
Approx. 57.0 sq. metres (613.9 sq. feet)



Call Shanklin - 01983 868777 ■ [pittis.co.uk](http://pittis.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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 59% less, by purchasing a Lifetime Lease



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