

Shanklin, Isle of Wight



- **Well Presented Ground Floor Flat**
- **Three Bedrooms & Private Raised Balcony**
- **Private Courtyard Garden**
- **Allocated Parking**
- **Spacious Coastal Home**



About the property

Located in the ever-popular coastal town of Shanklin on the picturesque Isle of Wight, this well-presented three-bedroom ground-floor flat offers spacious and versatile accommodation, ideal as either a holiday retreat or a comfortable permanent residence.

The property benefits from allocated parking to the front and can be accessed via its own private entrance or through a well-maintained communal entrance, providing flexibility and convenience.

Internally, the accommodation comprises a generous lounge which opens directly onto a private balcony, creating a light and airy living space, perfect for relaxing or entertaining. The lounge flows seamlessly into a good-sized open-plan kitchen, offering ample workspace and storage. There are three well-proportioned double bedrooms, all providing comfortable accommodation, along with a family bathroom.

To the rear, the property enjoys a private courtyard garden — an ideal low-maintenance outdoor space for alfresco dining or unwinding in privacy.

Situated just a short distance from Shanklin's seafront and esplanade, with its golden sandy beaches, the home is also conveniently close to the High Street, where you will find a variety of shops, bars, cafés and restaurants.

This is a superb opportunity to acquire a spacious coastal home in a sought-after location, perfectly suited for holiday use, investment, or year-round living.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Leasehold

Accommodation

GROUND FLOOR

Private Entrance or Communal Entrance

Entrance Hall

Kitchen 16'9 x 8'7

Lounge 16'9 x 11'6

Bedroom 1 13'5 x 10'5

Bedroom 2 11'6 x 10'9

Bedroom 3 8'4 x 8'1

Bathroom

OUTSIDE

Raised Balcony

Private Courtyard

Allocated Parking Space

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

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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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			