



Flat 1, Sibden House Victoria Avenue, Shanklin, Isle of Wight, PO37

**Guide Price £114,000**



Two-bedroom ground floor apartment in a tucked-away location near the town centre. Has been let at £670 pcm, with lounge/dining area, fitted kitchen, shower room, courtyard garden, gas central heating, and UPVC double glazing. BUY TO LET.

#### Sibden House

A well-presented two-bedroom ground floor apartment, quietly positioned yet within easy walking distance of the town centre and all local amenities, including the bus and railway stations and a variety of shops. This property presents an excellent opportunity for a buy-to-let investment, currently achieving £670 per calendar month under an assured shorthold tenancy.

The accommodation comprises a bright lounge with dining area, two double bedrooms, a fitted kitchen and a shower room with WC and wash hand basin. Additional features include gas central heating, UPVC double glazing, and an enclosed courtyard garden to the front.

Situated on the edge of the picturesque Old Village, the property offers convenient access to the cliff path and nearby beaches, combining a peaceful setting with proximity to local services.



Sitting Room

16 x 13'3

Kitchen

8'7 x 5'3

Bedroom 1

12'1 x 11'9

Bedroom 2

14'5 x 11'8

Bathroom

6'9 x 4'11



## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.