

Shanklin, Isle of Wight



- **Attractive Four Bedroom Detached Home**
- **Ideally Located Close to Coastal Path**
- **Generous South Facing Garden**
- **Garage/Carport/Driveway to Rear**
- **Convenient Coastal Living**



About the property

Set in a desirable position between Shanklin and Sandown, this attractive four-bedroom detached home is ideally located close to the coastal path, offering easy access to scenic walks and the island's stunning coastline.

The property welcomes you with a spacious entrance hallway, creating an immediate sense of light and space, and benefits from a convenient downstairs WC. The ground floor features an impressive lounge/diner, perfect for both relaxing and entertaining, complete with a charming log burner fireplace. Sliding doors lead directly out to a patio area, seamlessly connecting indoor and outdoor living.

The modern kitchen is well-proportioned and thoughtfully laid out, providing ample storage and workspace for everyday family life. In addition, there is a versatile snug—currently used as a gym—which enjoys views over the rear garden. This flexible space could easily be adapted to suit a variety of needs, such as a TV room, formal dining area, or additional reception room.

Upstairs offers four bedrooms, all of a good size, alongside a well-appointed family bathroom.

Externally, the home truly shines. The generous rear garden enjoys a highly sought-after south-facing aspect, making it a particularly sunny and inviting space throughout the day—ideal for outdoor dining, gardening, or simply unwinding. To the rear, there is driveway parking as well as the added benefit of a garage and carport, ensuring practical and convenient off-road parking.

This particular property is well-sized throughout, bright and airy, and clearly well looked after. The garden is a superb space for families to enjoy, while the location is especially practical—within easy driving or walking distance of coastal paths, Shanklin town centre, good schools, and a wide range of amenities that families will truly benefit from.

Local Authority - Isle of Wight Council
Council Tax Band - E
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Hall
Living Room 11'8" × 14'5"
Dining Area 12'5" × 11'4"
Kitchen 12'9" × 7'4"
Snug/Gym 10'2" × 10'5"
WC

FIRST FLOOR

Landing
Bedroom 12'0" × 10'11"
Bedroom 11'10" × 9'3"
Bedroom 8'5" × 10'11"
Bedroom 9'3" × 7'5"
Bathroom

OUTSIDE

Front Garden
Rear Garden
Garage
Carport
Driveway

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>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiov.co.uk

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		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		