



Brook Road

Shanklin

£235,000



Lancasters

A characterful semi-detached home sitting in one of Shanklin's most convenient and well-connected roads. The town centre is on the doorstep, with a Doctor's Surgery, Pharmacy, two Co-op Stores, Sub Post-Office, Bus Terminus and Railway Station all within easy reach. And when you fancy a change of scene, Shanklin's famous sandy beach and iconic Esplanade are just a short stroll away. With 3 bedrooms, 2 receptions, lovely rear garden and off street parking.



3 Bedroom Semi Detached House

Entrance

Storm porch and front door open to hall with accommodation off.

Sitting Room 11' 11" x 11' 7" (3.64m x 3.53m)

A bright front aspect reception over looking the street. Open plan to..

Dining Room 12' 3" x 11' 3" (3.74m x 3.42m)

A second reception with opening from the sitting room - Great space for table and chairs. door to the hall.

Kitchen 9' 10" x 9' 10" (3.0m x 3.0m)

Arranged with floor and wall mounted storage units - plumbing and space for white goods. gas boiler. door out to the garden.

Bedroom 1 12' 2" x 11' 1" (3.7m x 3.37m)

A large double bedroom with a rear aspect.

Bedroom 2 11' 8" x 10' 8" (3.55m x 3.25m)

A front aspect double bedroom - with a view onto Brook road.

Bedroom 3 9' 10" x 6' 7" (3.0m x 2.0m)

Third bedroom situated at the back of the house - a view onto the garden.

Bathroom

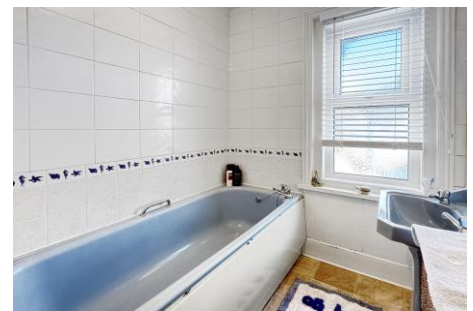
Panelled bath and basin.

W/C

Separate - w/c.

Outside

The property has a single of street parking space to the front - side gate to the rear. Sunny aspect garden and lawn with raised deck seating area.



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lancasters Estate Agents
Osborne Court | The Parade | Cowes | Isle of Wight | PO31 7QS
01983 209020 Homes@Lancasters.org

Tenure: Freehold
Council: C
EPC: D



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