



- Purpose Built Ground Floor Apartment
- 2 Double Bedrooms (1 En Suite)
- Allocated Parking Space Located Next to Main Entrance
- Spacious Bathroom
- Visitor Parking
- Short Walk to Coastal Path & Big Mead Park

- Large Covered Balcony with Sea Views
- Communal Gardens
- CHAIN FREE

2 The Reach 12 Luccombe Road, Shanklin, PO37 6RN

£239,995

This superb ground floor apartment forms part of an impressive purpose built development, located on the outskirts of Shanklin Old Village. The nearby town centre, local train station with mainland ferry connections, and the seafront are all within easy reach. The building is ideally positioned to enjoy views of the sea and towards Culver Down, with the south-facing aspect offering sunshine throughout the day.

The immaculately presented accommodation comprises a large open-plan lounge/dining area with fully integrated kitchen, 2 large double bedrooms (1 en suite), and the generously sized bathroom. Additionally, the apartment benefits from a large covered balcony, access to the communal gardens, an allocated parking space, and further parking is available for visitors.

The very peaceful location, generously-proportioned accommodation, easy access to local amenities and large balcony with sea views makes this an equally ideal full-time or holiday home for anyone looking to embrace Island life by the sea. A viewing is recommended to fully appreciate everything this truly impressive CHAIN FREE apartment has to offer!



Accommodation

Communal Ground Floor Entrance

Porch

Hallway

Lounge/Dining Room/Kitchen

25'4 max x 22'8 max (7.72m max x 6.91m max)

Balcony

25'2 x 5'5 (7.67m x 1.65m)

Bedroom 1

16'6 x 10'6 (5.03m x 3.20m)

En Suite

7'10 x 5'2 (2.39m x 1.57m)

Bedroom 2

12'6 x 9'7 (3.81m x 2.92m)

Bathroom

10'5 x 8'9 (3.18m x 2.67m)

Outside

The allocated parking space is located immediately adjacent to the main entrance. Visitor parking is located to side and front of the block. The lawned communal gardens are located in front of development, with communal bin storage located to rear of the building.



Services

Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band D - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time