

Shanklin, Isle of Wight



- **1 Bedroom**
- **Chain Free**
- **Close to the Beach**
- **Old Village Location**
- **Second Floor Apartment**



About the property

Ideally positioned for those seeking a refined coastal lifestyle or a high-quality investment, this beautifully maintained home enjoys a prime setting within easy walking distance of an excellent range of shops, cafés, pubs, and green open spaces.

Picturesque coastal paths are moments away, while the nearby Rylstone Gardens and Luccombe Downs offer wonderful routes for walking and unwinding in nature.

Residents benefit from immaculately kept communal areas, including attractive south-facing gardens to the rear. Inside, the property feels bright and inviting throughout, with well-proportioned living accommodation and a generously sized bedroom creating a comfortable and elegant atmosphere.

The contemporary kitchen and stylish shower room are both finished to a modern standard, complemented by the practical addition of a separate WC.

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

Accommodation

GROUND FLOOR

Stairs to

SECOND FLOOR

Entrance Hall

Lounge & Kitchen Area 13'7 x 13'2

Bedroom 1 14'2 x 8'5

Shower Room

Separate WC

OUTSIDE

Communal Rear Garden

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

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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	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		