



# 18, Chatsworth Avenue

Shanklin, Isle of Wight PO37 7NZ



**£350,000**  
FREEHOLD



Set on popular Chatsworth Avenue, this well-presented property provides a unique, spacious home offering a flowing floorplan with open-plan living space, well-established, terraced gardens and driveway parking.

- Three-bedroom/two-bathroom detached bungalow
- South facing property with fabulous downland views
- Modern layout arranged around a large living space
- Gas central heating and double-glazed windows
- Convenient location on the outskirts of Shanklin
- Well-maintained and presented throughout
- Mature terraces, plus a further upper garden area
- Beautiful kitchen, open plan to dining area
- Block paved driveway provides off-street parking
- Walking distance to town centre and sandy beaches

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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This delightful three-bedroom bungalow benefits from plenty of natural light and stylish decor throughout, which combine with a flexible, flowing layout to create a wonderful home, ready for a new owner to move into. The open-plan living area seamlessly flows into the kitchen/diner and on to the terrace, to create a sociable, modern space at the heart of the home. The well-presented and maintained accommodation comprises a welcoming entrance hall, the open-plan lounge, kitchen and dining area, a useful lobby, three double bedrooms, one of which has an ensuite shower room, and a family bathroom. The garden space provides a fantastic array of outside seating and dining areas, and a further 'secret garden' is an enchanting addition to the property.

This property is set in a sought-after residential location, just a short distance from Shanklin town centre, which offers a wonderful mix of independent shops, cafes, and restaurants. Stunning places to walk and explore lay moments from the property; these include the picturesque Old Village, the unique gorge at Shanklin Chine and up onto Ventnor Down. Shanklin enjoys a mix of amenities, including recreational parks, gardens, extensive sandy beaches and seafront amusements. The local train station provides a regular service to the fast mainland passenger link from Ryde and the train station is conveniently situated on the Red Squirrel Trail cycle track which runs from Sandown to Wroxall.

### **Welcome to 18 Chatsworth Avenue**

Set in an elevated position on Chatsworth Avenue, looking across to the spectacular downs, number 18 has an attractive yellow-brick façade. A block paved driveway provides useful parking, and steps lead up to a storm porch, which creates a welcoming entrance to the home.

### **Entrance Hall**

The entrance hall is presented in a fresh white scheme, with a mix of carpet and light laminate floor. Doors lead to all rooms.

### **Lounge**

*19'1 x 14'4 (5.82m x 4.37m)*

The white décor continues into the lounge, and is complemented with an aquamarine feature wall and a plush grey carpet. A large, south facing picture window perfectly frames the glorious views of Ventnor Down and floods the room with natural light. A hatch gives access to the large loft space, which is also home to a combi boiler. A generous open arch connects to the kitchen/diner.

### **Kitchen/Diner**

*19'2 x 10'8 (5.84m x 3.25m)*

From the lounge, the dining area is spacious and light, with plenty of space for a dining table, feature pendant lighting and a pair of French doors which provide access to the terrace. Large format ceramic floor tiles continue from the dining area into the kitchen. The kitchen is a fabulous blend of chic green cabinets which flow around the room to make the most of the available space and are complemented with glossy white worktops and patterned tile splashbacks. An inset sink has a modern spray-mixer tap and is set beneath a window looking over the garden, and integrated appliances include a dishwasher, a gas hob, high level oven and microwave, and there is space for a washing machine.

### **Lobby**

A glass and brick lobby with space for further appliances and a door leading to the rear garden.

### **Bedroom One**

*1'2 x 9'9 (0.36m x 2.97m)*

The primary bedroom is generously proportioned and light, with a window to the front aspect providing lovely downland views. Neutral walls combine with a soft grey carpet, and an arch with saloon doors leads to the ensuite.



### **Ensuite Shower Room**

The ensuite is fully tiled in a white scheme with green detailing, and features a shower cubicle to one end complete with an electric shower, and a low-level WC set beneath a window to the side aspect.

### **Bedroom Two**

*12'10 x 7'10 (3.91m x 2.39m)*

Another good-sized bedroom with neutral décor and carpet, and a window to the rear aspect providing views over the garden.

### **Bedroom Three**

*10'1 x 6'11 (3.07m x 2.11m)*

The third bedroom has a window to the rear aspect looking over the garden, and is presented in a blend of neutral décor and carpet.

### **Bathroom**

The spacious family bathroom features a white suite comprising a full-size bath, a low-level WC and a characterful unit with a countertop basin and mixer tap. There is a window to the front aspect, and the bathroom is finished with terracotta style floor tiles, white wall tiles to dado rail height and fresh neutral walls.

### **Outside**

The front garden is laid to lawn with flower and shrub borders, and a block-paved driveway with space for one vehicle. A secure gate leads to a covered area to the side of the property, and on to the rear garden. The rear garden is an enchanting mix of mature planting, with each terrace providing fabulous outside seating and dining areas, separated by well-established borders. At the top of the garden, a gate leads to a further, hidden garden which features a large mature tree, a paved patio, a summerhouse, and a shed. There is also a new, larger summerhouse in the upper garden that is available by separate negotiation. The views over Ventnor down from the upper levels of the garden are fabulous.

18 Chatsworth Avenue presents an enviable opportunity to purchase a fantastic bungalow, well maintained and presented throughout and set in a convenient and sought-after location in popular Shanklin. An early viewing with the sole agent Susan Payne Property is highly recommended.

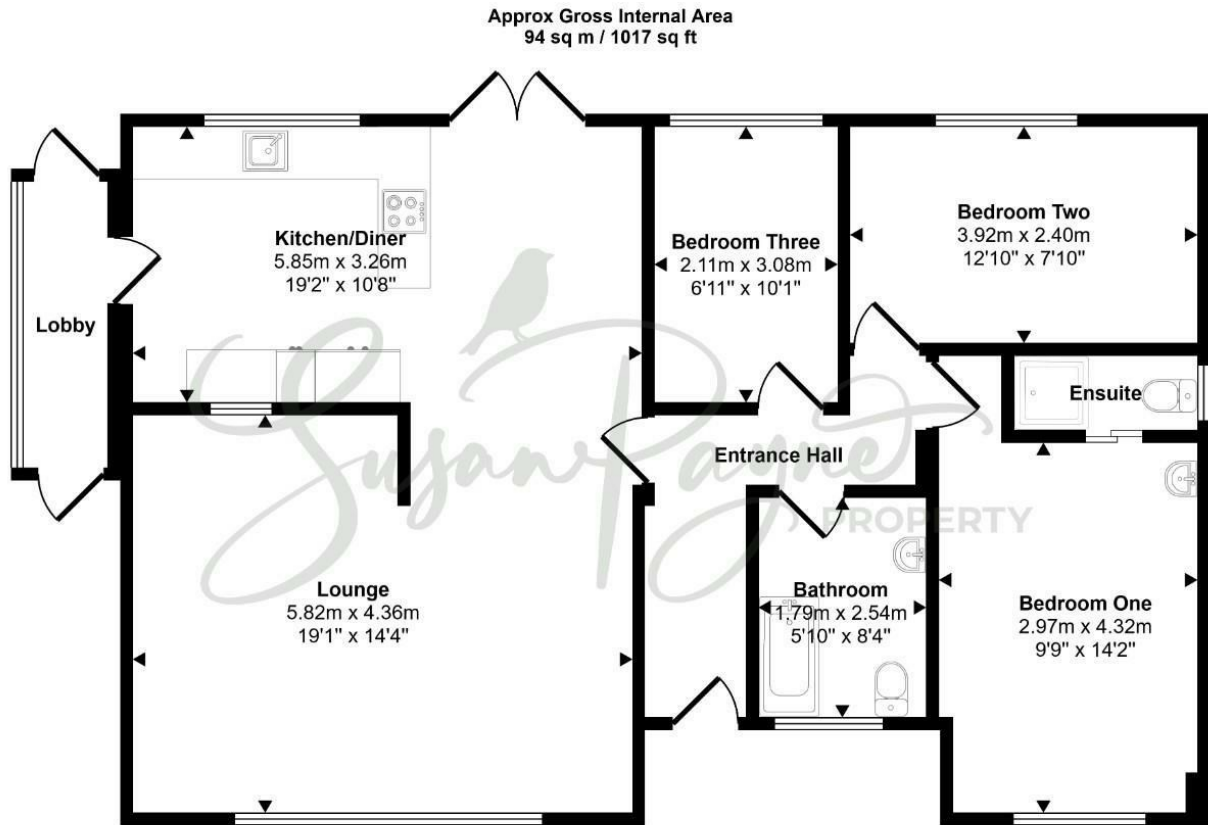
### **Additional Details**

Tenure: Freehold

Council Tax Band: D (Approx £2,352.49 for 2024/25)

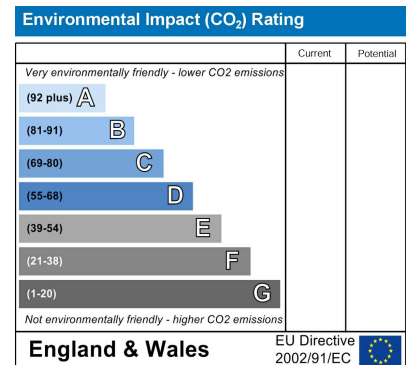
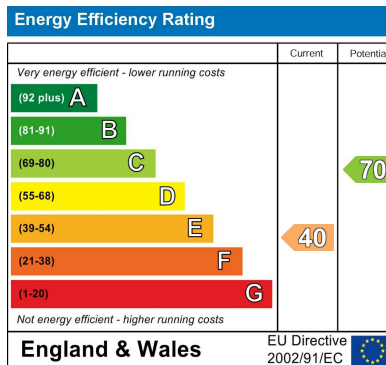
Services: Mains water, gas, electricity and drainage

Please note that the new summerhouse in the upper garden is not included in the sale, but is available by separate negotiation.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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