shanklin@wright-iw.co.uk

wright estate agency

- SEA VIEWS
- Allocated & Visitor Parking
- Close to Shanklin Old Village
- Purpose Built 2nd Floor Apartment
- Large Private Balcony
- CHAIN FREE
- 2 Double Bedrooms (1 En Suite)
- Peaceful Coastal Location
- Lift to All Floors

13 The Reach Luccombe Road, Shanklin, PO37 6RN

£225,000

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

The peaceful coastal setting, generously proportioned accommodation, easy access to local amenities and private balcony with sea views makes this an equally practical full-time or holiday home for anyone looking to enjoy Island life by the sea. A viewing is a must to fully appreciate everything this truly impressive purpose built apartment has to offer!

Accommodation

Communal Ground Floor Entrance

Second Floor Landing

Private Hallway

Lounge/Dining Room & Kitchen
25'4 max x 20'3 max (7.72m max x 6.17m max)

Balcony
25'4 x 5'8 (7.72m x 1.73m)

Bedroom 1
16'5 x 10'5 (5.00m x 3.18m)

En Suite
7'10 x 5'6 (2.39m x 1.68m)

Bedroom 2
13'1 x 12'6 (3.99m x 3.81m)

Bathroom
10'6 x 9'1 (3.20m x 2.77m)

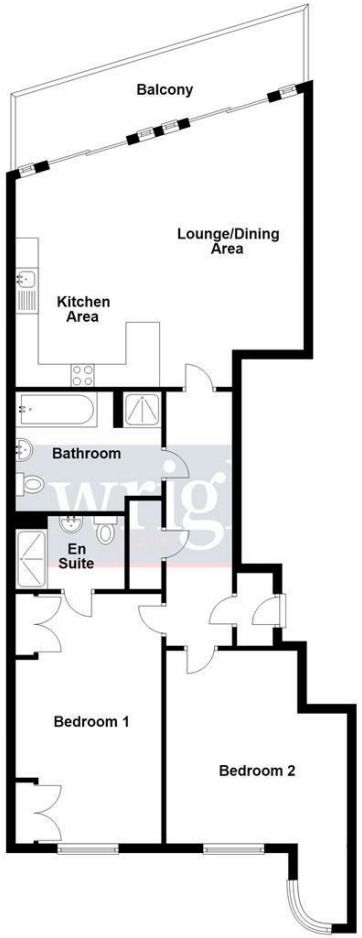
Outside
The allocated parking space is located at the rear of the building. Additional parking for visitors is located at the side and front of the building. The lawned communal gardens are located in front of development, with communal bin storage located to rear of the building.

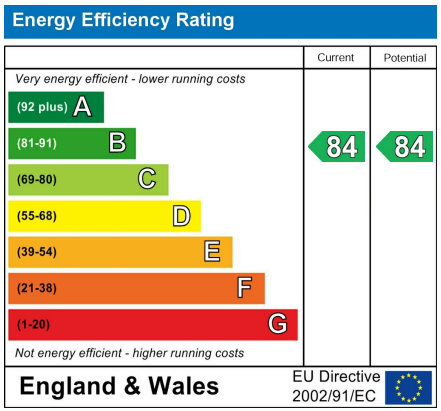
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Second Floor





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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The Property Ombudsman

Viewing: Date ..... Time .....