



**Guide Price**  
**£275,000**

**Freehold**

3x  1x  2x 

Lucerne Road, Shanklin,  
Isle of Wight, PO37

**OVER 60?**

Secure this property  
for up to **59% less!**

**Pittis**   
Helping you move forwards



## Main features

- Classic character semi detached home in peaceful area
- Very quiet unmade road location just a short walk to the town centre and transport links
- Potential for off road parking
- 2 separate living areas offering plenty of space
- Good sized front and rear gardens

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Dining Room: 12'11 x 11'0 (3.94m x 3.36m)  
 Lounge: 14'0 x 13'2 (4.27m x 4.02m)  
 Kitchen: 9'2 x 8'2 (2.80m x 2.49m)  
 Conservatory

### FIRST FLOOR

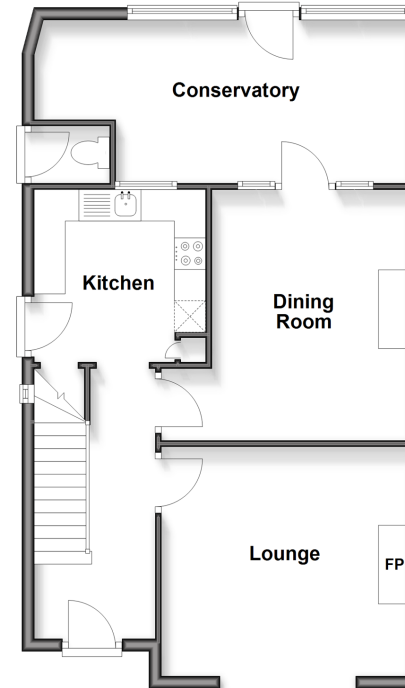
Landing  
 Bedroom 1: 15'5 x 11'2 (4.70m x 3.41m)  
 Bedroom 2: 12'11 x 10'5 (3.94m x 3.18m)  
 Bedroom 3: 9'0 x 8'11 (2.75m x 2.72m)  
 Shower Room

### OUTSIDE

Front & Rear Gardens

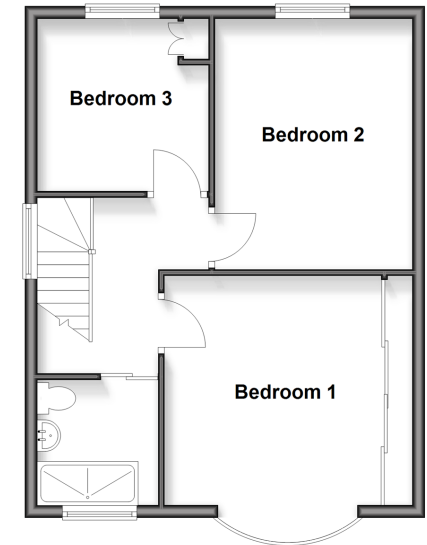
### Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



### First Floor

Approx. 47.1 sq. metres (507.1 sq. feet)



Call Shanklin - 01983 868777 ■ [pittis.co.uk](http://pittis.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



60620355/20260218/DW/RC