

**OVER 60?**

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



**Guide Price**

**£300,000**

**Freehold**

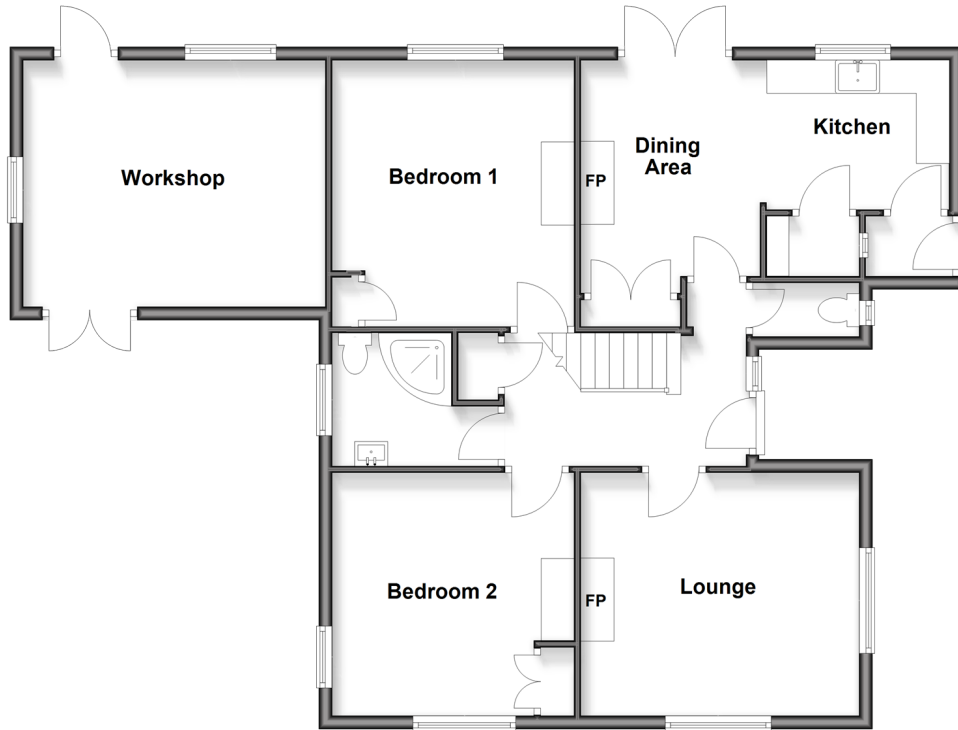
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Church Road, Shanklin, Isle Of Wight, PO37

**Pittis**   
Helping you move forwards

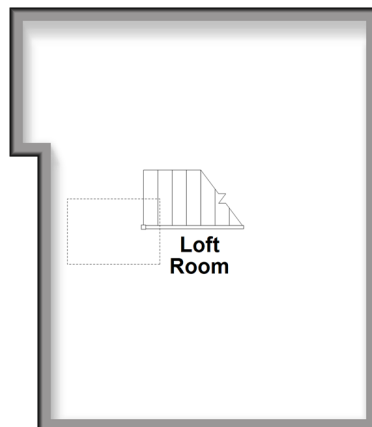
### Ground Floor

Approx. 96.7 sq. metres (1041.0 sq. feet)



### First Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'11 x 11'11 (4.24m x 3.63m)

Kitchen/Dining Area: 10'6 x 8'11 (3.20m x 2.72m)

Bedroom 1: 11'11 x 11'11 (3.63m x 3.63m)

Bedroom 2: 12'10 x 11'11 (3.91m x 3.63m)

Bathroom

Workshop

### FIRST FLOOR

Loft Room: 19'8 x 15'7 (6.00m x 4.75m)

### OUTSIDE

Front & Rear Gardens

Off Road Parking



## Main features

- Spacious detached bungalow in highly sought after area in Shanklin
- Off road parking for multiple cars
- Elevated position giving countryside and sea views
- Wrap around stunning gardens
- Countryside walks right on your doorstep



### Nearest Schools

The Bay CE School  
Shanklin C of E Primary Schools  
Gatten & Lake Primary School  
Shanklin Pre-School & Nursery  
Brading CE Primary School



### Transport Information

Local buses providing Island wide connections plus local train station with direct links to Ryde Pier Head.



### Address

Church Road, Shanklin, Isle Of Wight, PO37



### Directions

For directions to this property please contact us.



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



**Unable to display material information. Please check with the branch for material information details for this property**

EPC RATING	CURRENT:	POTENTIAL:
	E(43)	C(75)

60620265/20260420/JL/RC