

Shanklin, Isle of Wight



- **Spacious Two Bedroom Ground Floor Apartment**
- **Enjoying Far Reaching Sea Views**
- **Balcony, Garage & Parking**
- **Offered Chain Free**
- **Wonderful Opportunity in Popular Shanklin Location**



About the property

Spacious Two-Bedroom Ground Floor Apartment with Sea Views, Garage & Parking

Situated in one of Shanklin's most sought-after locations, this spacious two-bedroom ground floor apartment enjoys a superb position immediately adjoining the cliff path, with far-reaching sea views from both the property and its private balcony.

The apartment is generally well maintained but would benefit from a little TLC, offering an excellent opportunity for a new owner to put their own stamp on what is already a well-positioned and generously proportioned home.

The accommodation provides two good-sized bedrooms together with comfortable living space, and the balcony provides a wonderful spot to sit and enjoy the coastal outlook.

A particular advantage is the private garage, complemented by residents' parking, providing excellent off-road parking facilities.

The location is difficult to beat. The property is within easy walking distance of Shanklin High Street, with its excellent selection of shops, cafés, bars and restaurants, while the nearby cliff path provides beautiful coastal walks in both directions. From here, you can enjoy the scenic route through to Lake and Sandown, or walk towards Shanklin Old Village, with its charming thatched cottages, independent eateries and historic character.

Offered to the market chain-free, this attractive apartment would make an excellent permanent residence, coastal retreat or second home. With its spacious accommodation, private garage, residents' parking, balcony and outstanding sea views, it represents a wonderful opportunity to acquire a home in one of Shanklin's most popular locations.

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

Accommodation

GROUND FLOOR

Communal Entrance

Hallway

Kitchen 9'8 x 9'2

Lounge/Diner 15'9 x 11'

Balcony

Bedroom 1 12' x 11'

Bedroom 2 11'8 x 9'

Bathroom

OUTSIDE

Garage

Residents Parking

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

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggio.co.uk

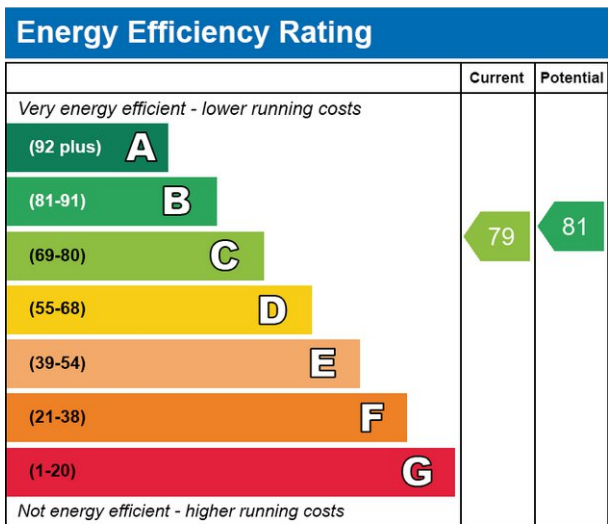
Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to check the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.