

Clarence House, 15 Clarence Road, Shanklin, PO37 7BH

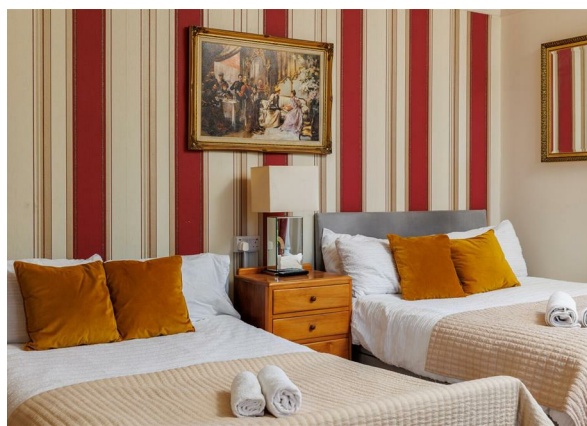
£840,000

EPC Rating: D Council Tax Band:

ELLIOTT
LINCOLN

ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



The background image shows a bright, airy living room. A large window with patterned curtains allows natural light to fill the space. In the foreground, there are two yellow armchairs with patterned cushions. A grand piano is positioned in the middle ground, and a small wooden stool with a floral cushion sits in front of it. The room has a high ceiling and a light-colored floor.

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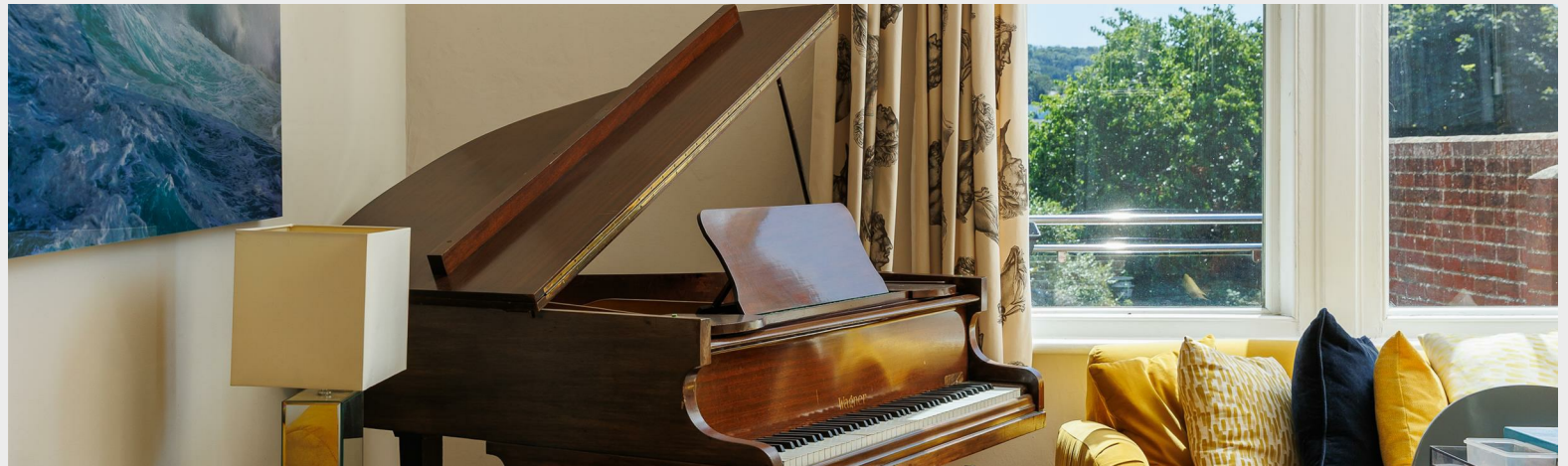
Clarence House: A Masterpiece of Period Elegance and Modern Efficiency

Built in the late 1870s, Clarence House is an imposing Victorian residence of striking architectural beauty and exceptional kerb appeal. Spanning three floors and over 4,000 sq. ft, this grand home has undergone a comprehensive, sympathetic refurbishment that seamlessly blends historical charm with state-of-the-art energy efficiency and remarkably low running costs. Occupying an idyllic elevated position, offering breathtaking, far-reaching views across the surrounding countryside

Rich in architectural heritage, the property retains a wealth of original features, including high ceilings, fine fireplaces, original flooring, deep skirting boards, traditional picture rails, and intricate cornicing. Designed to accommodate luxurious modern living and multi-generational arrangements, the versatile floor plan includes generous, light-filled living spaces featuring up to FIVE DOUBLE BEDROOMS and FIVE BATHROOMS. Two independent, fully self-contained TWO-BEDROOM apartments, ideal for guest suites or lucrative letting opportunities. A charming, detached one-bedroom GARDEN COTTAGE nestled within the grounds, offering complete privacy for visitors or rental income. Nestled behind private gates, the property offers complete peace of mind and privacy for the owners.

Clarence House represents a rare opportunity to acquire a meticulously restored period home of grand proportions, outstanding efficiency, and flexible income potential. The nearby Shanklin Old Village centre has a range of shops, restaurants and a sandy beach as well as a local train connection to Ryde where there are Hi-speed (approximately 20mins) transport links to the mainland.



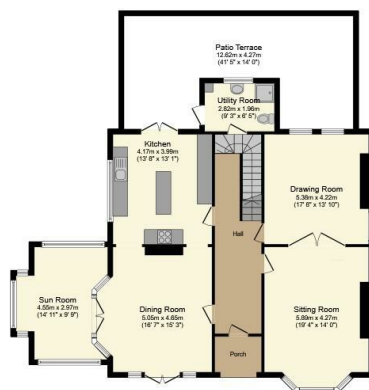




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Lower Ground Floor
Floor area 128.9 sq.m.
(1,388 sq.ft.)



Ground Floor
Floor area 122.1 sq.m. (1,314 sq.ft.)



First Floor
Floor area 105.3 sq.m.
(1,133 sq.ft.)



Garden Cottage
Floor area 29.4 sq.m.
(316 sq.ft.)

TOTAL: 385.7 sq.m. (4,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		