

## Shanklin, Isle of Wight



- **3 Bedroom ground floor maisonette**
- **Shower room and Bathroom**
- **Permit parking available**
- **Modern Fitted Kitchen**
- **Walking distance of town**



## About the property

A spacious ground floor maisonette in the heart of the seaside town of Shanklin, this well sized, three bedroom home comes to the market offering lots of living space and both a shower room and bathroom en-suite plus two small courtyard spaces too.

Situated a short stroll from the Shanklin Train Station, bustling High Street with its plethora of shops, cafes and restaurants. The property also sits close to the Shanklin Esplanade with its sandy beaches and various entertainment facilities too. The various walks close by can be either coastal or countryside including Luccombe Downs and the Shanklin to Sandown coastal path.

Internally, the property offers light, bright and airy living spaces. The kitchen is modern, well equipped and decorated well. The lounge/diner offers a sociable space measuring over 18ft. In addition you will find three bedrooms with an en-suite bathroom and a separate shower room as well.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge Diner 18'4 x 11'10

Kitchen 11'5 x 7'7

Bedroom 2 13'2 x 8'7

Shower Room

Bedroom 3 10'7 x 6'10

Bedroom 1 13'6 x 11'3 en suite bathroom

### OUTSIDE

Courtyard x 2

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		60	69