shanklin@wright-iw.co.uk

wright
estate agency



- Stunning Detached Character Home
- Large Newly Fitted Kitchen with Separate Utility
- Ideal Family Home
- 3 Double Bedrooms (1 En Suite)
- Lovely Enclosed Gardens & Off Road Parking
- Short Walk to Local Station, Town Centre & Beach
- 2 Reception Rooms
- Beautifully Presented Throughout
- Available to Purchase Fully Furnished by Separate Negotiation

18 Atherley Road, Shanklin, PO37 7AT

£375,000

This impressive detached character property is located in the heart of Shanklin, a stone's throw from the local train station with direct ferry links to the mainland, the town centre with a variety of useful amenities on offer, and the picturesque seafront with miles of sandy beaches and coastal paths to explore. The nearby bus stops provide a regular service to Sandown, Ryde, and the Island's Principle town of Newport.

The beautifully presented accommodation comprises 2 spacious reception rooms, a large newly fitted kitchen, separate utility room, and cloakroom on the ground floor, with 3 double bedrooms (1 en suite), and a spacious shower room on the first floor. Additionally, the property benefits from a lovely enclosed rear garden and allocated parking.

The convenient central location, flexible accommodation with holiday letting potential, and the easy access to the seafront makes this an ideal home for anyone looking to enjoy Island life by the sea in one of it's most popular coastal towns. A viewing is recommended to fully appreciate everything this truly charming detached home has to offer!







Porch

Entrance Hall

Cloakroom

Lounge
15'11 into bay x 12'11 (4.85m into bay x 3.94m)

Dining Room
13'4 x 11'8 (4.06m x 3.56m)

Kitchen
20'3 x 12'11 (6.17m x 3.94m)

Utility
12'6 x 4'8 (3.81m x 1.42m)

First Floor Landing

Bedroom 1
15'10 into bay x 11'11 (4.83m into bay x 3.63m)

Bathroom
8'10 x 5'9 (2.69m x 1.75m)

Bedroom 2
13'1 x 11'6 (3.99m x 3.51m)

Potential Kitchenette/Office Area
9'1 x 5'9 (2.77m x 1.75m)

Bedroom 3
12'6 x 10'6 (3.81m x 3.20m)

Shower Room
8'9 x 6'4 (2.67m x 1.93m)





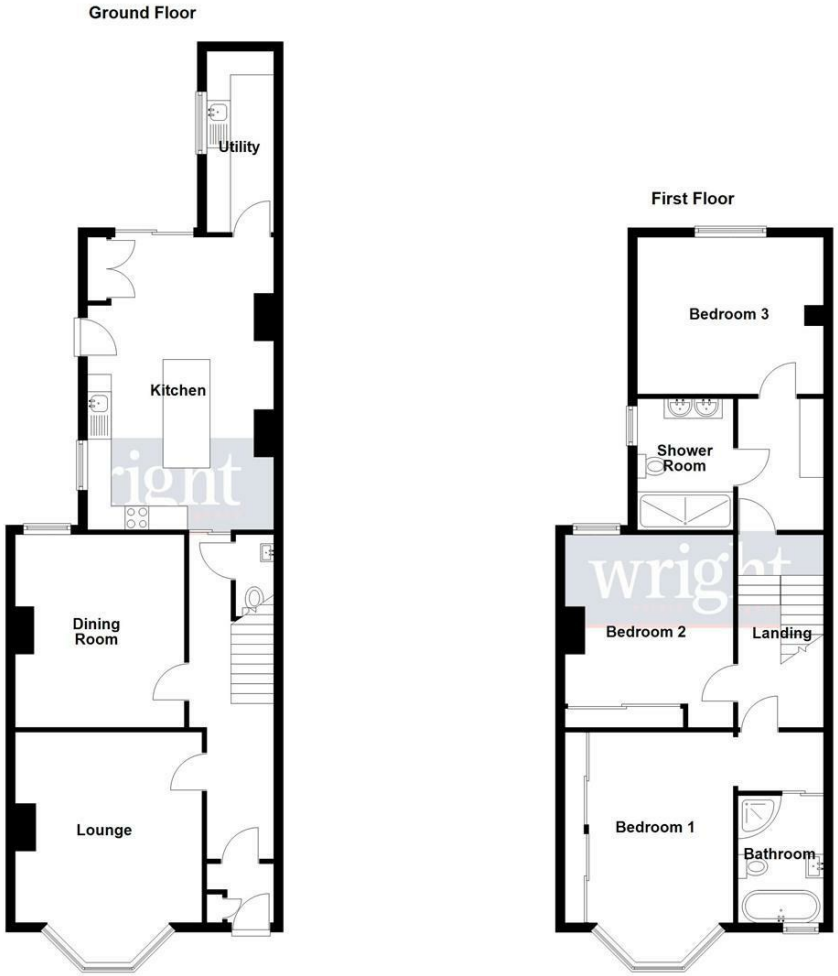


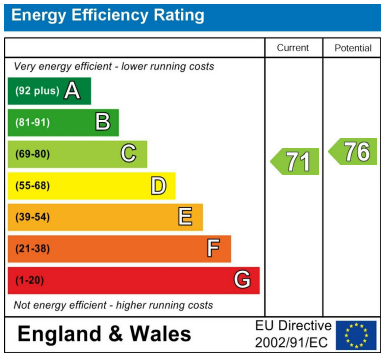
Outside
To the front of the property gated access leads to the low maintenance gravelled garden. Gated access leads to the enclosed rear garden, which is partially laid to artificial grass with a large patio area, and secluded seating space with a garden shed. There is an allocated parking space located at the rear of the property.

Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
Council Tax Band D - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.





Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tombleson's Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

Viewing: Date ..... Time .....