



- Modern End of Terrace Townhouse
- Driveway for 2 Cars & Garage
- Short Walk to 'Old Village'

- 4 Bedrooms (2 En Suite)
- Enclosed Rear Garden
- Ideal Family Home

- Recently Updated Kitchen
- Quiet, Tucked Away Location
- Viewing Recommended!

4 Westcombe Park Westhill Road, Shanklin, PO37 6QE

£339,950

This modern end of terrace townhouse is tucked away in a quiet corner of a popular residential development, formerly the grounds of Westhill Manor. The property is within easy walking distance of Shanklin Old Village with its popular pubs and charming thatched buildings, the town centre providing access to a range of local shops, and the train station with direct ferry connections to the mainland. The seafront can be accessed via Shanklin Chine and offers miles of sandy beaches and coastal paths to explore.

The flexible accommodation comprises a lounge/diner opening to the recently updated kitchen and cloakroom on the ground floor, with 3 bedrooms (1 en suite) and the family bathroom on the first floor, and the master bedroom with en suite on the second floor. Additionally, the property benefits from a driveway providing parking for 2 cars, a garage and enclosed rear garden.

The sought after, tucked away location, flexible living accommodation arranged over 3 floors and easy access to many local amenities makes this an ideal family or second home for anyone looking to enjoy life by the sea in one of the Island's most popular coastal towns. A viewing is a must to appreciate everything this fantastic modern home has to offer.



Accommodation

Entrance Hall

Cloakroom

Kitchen

13'1 x 7'9 (3.99m x 2.36m)

Lounge/Diner

17'10 x 15'1 (5.44m x 4.60m)

First Floor Landing

Bedroom 2

15' x 12'6 max (4.57m x 3.81m max)

En Suite

Bedroom 3

9'8 x 8'1 (2.95m x 2.46m)

Bedroom 4

8'6 x 7'1 (2.59m x 2.16m)

Bathroom

Second Floor Landing

Bedroom 1

15'7 plus alcoves x 11'5 max (4.75m plus alcoves x 3.48m max)

En Suite

Outside

To the front of the property there is a driveway providing parking for 2 cars and the garage with an up and over door. To the rear of the property the garden is mainly laid to lawn with a garden shed.



Services

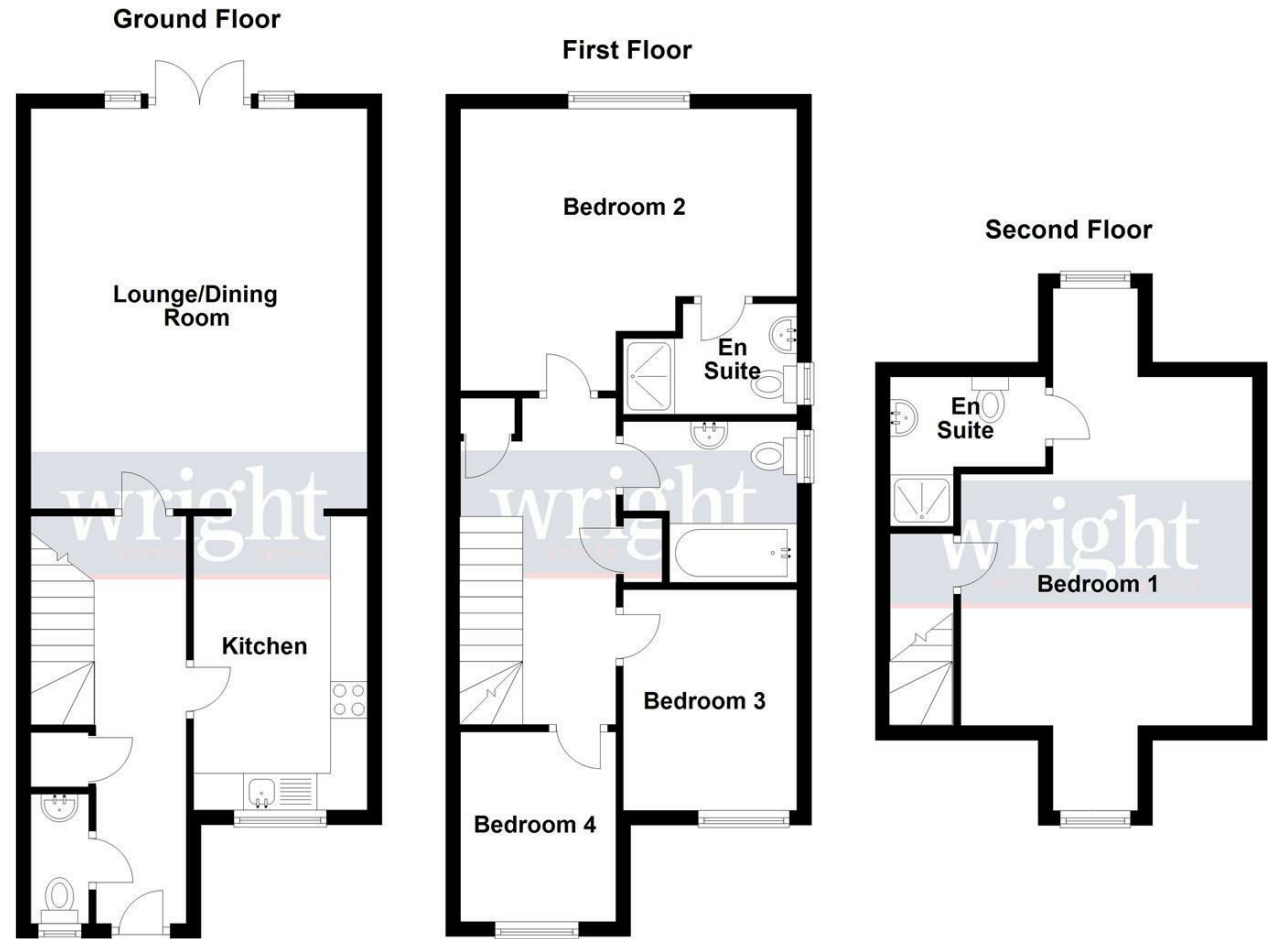
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

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

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time