



- SEA VIEWS
- Good-Sized Lounge/Dining Room
- Garage & Visitor Parking
- Purpose Built Top Floor Apartment
- Separate Kitchen
- Recently Updated Bathroom
- 2 Double Bedrooms
- Private Balcony
- Viewing Recommended!

17 Crescent Court East Mount Road, Shanklin, PO37 6DS

£249,950

This spacious top floor apartment forms part of a popular purpose built development located close to Shanklin seafront, with miles of sandy beaches and coastal paths to explore. The nearby town centre provides access to a variety of shops, supermarkets, and Shanklin train station with direct ferry links to the mainland.

The well presented accommodation enjoys far reaching sea views and comprises a good-sized lounge/dining room with direct access to a private balcony, separate kitchen, 2 double bedrooms, and recently updated bathroom. Additionally, the property benefits from a garage and visitor parking located at the front of the building.

The excellent coastal location, modern interior and easy access to local amenities makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most popular coastal towns. A viewing is recommended to appreciate everything this truly impressive apartment has to offer.



Accommodation

Communal Entrance

Third Floor Landing

Inner Lobby

Hallway

Lounge

19'10 x 11'11 (6.05m x 3.63m)

Balcony

Dining Area

9'4 x 8'8 (2.84m x 2.64m)

Kitchen

13'7 x 9'7 (4.14m x 2.92m)

Bedroom 1

13'7 x 10'11 (4.14m x 3.33m)

Bedroom 2

12'4 x 9'9 (3.76m x 2.97m)

Bathroom

Outside

To the front of the building there are visitor parking spaces and Apt 17 has a garage with an up and over door, power and lighting. Gated rear access from the communal grounds provides access to Crescent Road, which is just a short walk from the town centre.



Services

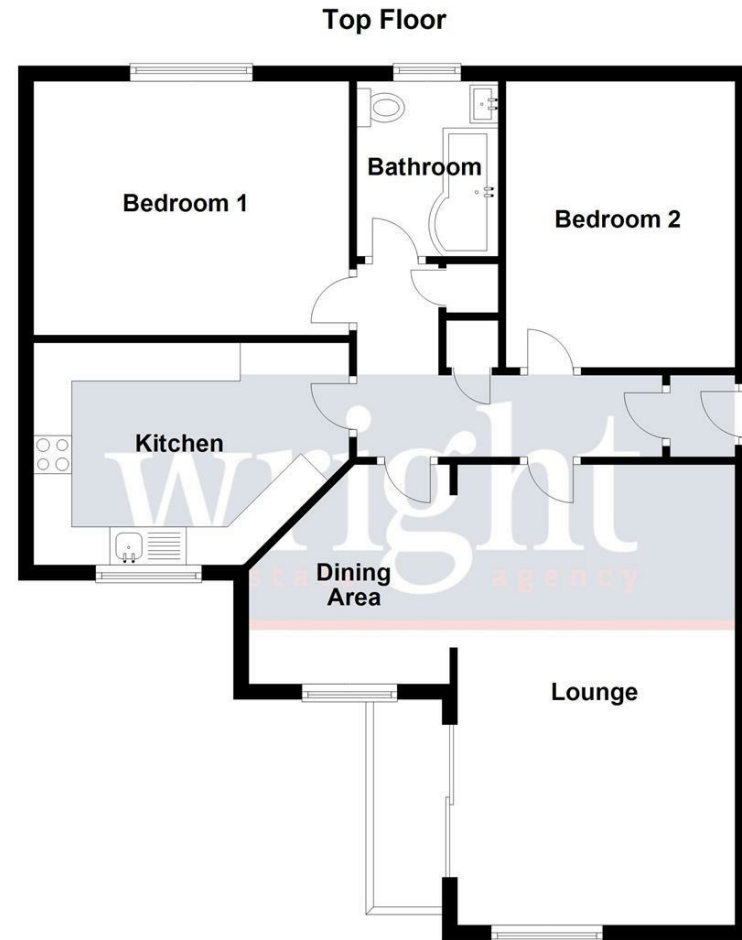
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band C - 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 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			
(81-91) B			
(69-80) C		73	78
(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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Viewing: Date Time