



- Semi-Detached House
- Off Road Parking
- Short Walk to Town, Local Primary School & Train Station

- 3 Bedrooms
- Enclosed Rear Garden
- Ideal First Time Buyer or Family Home

- Good-Sized Lounge/Dining Room
- Popular Coastal Location
- Viewing Recommended!

25 Brook Road, Shanklin, PO37 7LU

£264,500

This older style semi-detached house is conveniently located within easy walking distance of the local primary school, Shanklin town centre providing access to a variety of shops, the seafront with miles of coastal walks and sandy beaches to explore, and the local train station with direct ferry connections to the mainland.

The well-proportioned accommodation comprises a lounge/dining room and kitchen on the ground floor, with 3 bedrooms, the family bathroom, and separate WC on the first floor. Additionally, the property benefits from a driveway providing off road parking for 1 car and a good-sized rear garden.

The very convenient location, comfortable accommodation and off road parking makes this an ideal first time buyer or family home for anyone looking to enjoy the many benefits of life by the sea in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic home has to offer!



Accommodation

Entrance Hall

Lounge

11'11 x 11'7 (3.63m x 3.53m)

Dining Room

12'3 x 11'2 (3.73m x 3.40m)

Kitchen

10'1 x 9'11 (3.07m x 3.02m)

First Floor Landing

Bedroom 1

12'3 x 11'3 (3.73m x 3.43m)

Bedroom 2

11'7 x 10'6 (3.53m x 3.20m)

Bedroom 3

9'11 x 6'9 (3.02m x 2.06m)

Bathroom

Separate WC

Outside

To the front of the property the block paved driveway provides off road parking for 1 car. Gated side access leads to the good-sized lawned garden with a patio area.



Services

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

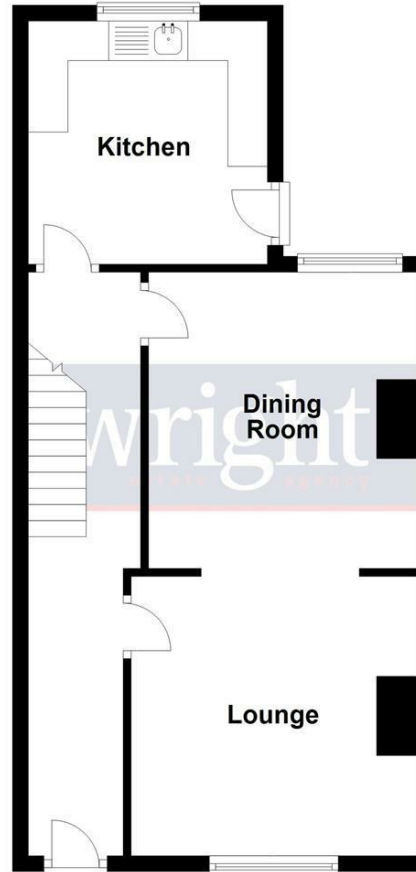
Council Tax

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

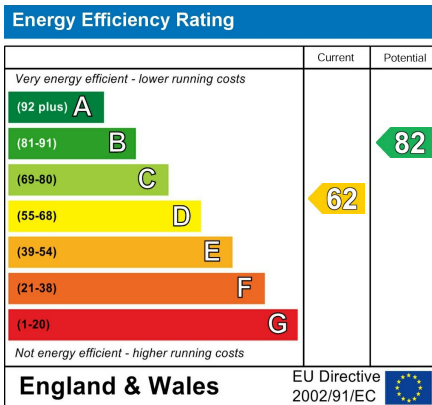
Agents Notes

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.

Ground Floor



First Floor



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

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Viewing:
Date
Time