



- Detached House
- 3 Double Bedrooms
- 3 Reception Rooms
- Lawned Private Garden
- Driveway Parking & Garage
- Close to Local Amenities
- Ideal Family Home
- CHAIN FREE
- Viewing Recommended!

164 Whitecross Lane, Shanklin, PO37 7EJ

£335,000

This well-presented detached home is conveniently located towards the outskirts of Shanklin, within easy walking distance of the town centre with access to a variety of shops, Shanklin train station with direct ferry links to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The well-proportioned accommodation comprises a lounge, dining room, kitchen, and garden room on the ground floor, with 3 double bedrooms and a shower room on the first floor. Additionally, the property benefits from a driveway providing off-road parking and access to the garage with an up and over door. The front garden is laid to lawn with gated access to the lawned rear garden, which enjoys a good degree of privacy and seclusion.

The convenient location and family-friendly accommodation makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



Accommodation

Entrance Hall

Lounge

21'7 x 11'4 max (6.58m x 3.45m max)

Kitchen

10'2 x 8'7 (3.10m x 2.62m)

Dining Room

10'11 x 8'10 (3.33m x 2.69m)

Garden Room

12'9 x 12'4 (3.89m x 3.76m)

First Floor Landing

Bedroom 1 with built-in wardrobes

11'4 x 11' (3.45m x 3.35m)

Bedroom 2

10'11 x 8'7 (3.33m x 2.62m)

Bedroom 3 with built-in wardrobes

10'4 x 8'3 (3.15m x 2.51m)

Shower Room

8'7 x 7'5 (2.62m x 2.26m)

Outside

To the front of the property the driveway provides off road parking and access to the garage with an up and over door. The front garden is laid mainly to lawn with gated side access leading to the private lawned rear garden with an apple tree, garden shed, a useful patio area for bin storage, with a rotary line and 2 water butts.



Services

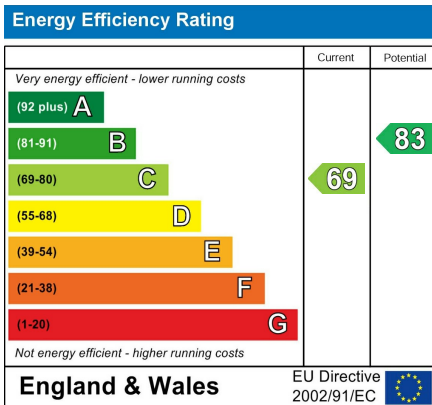
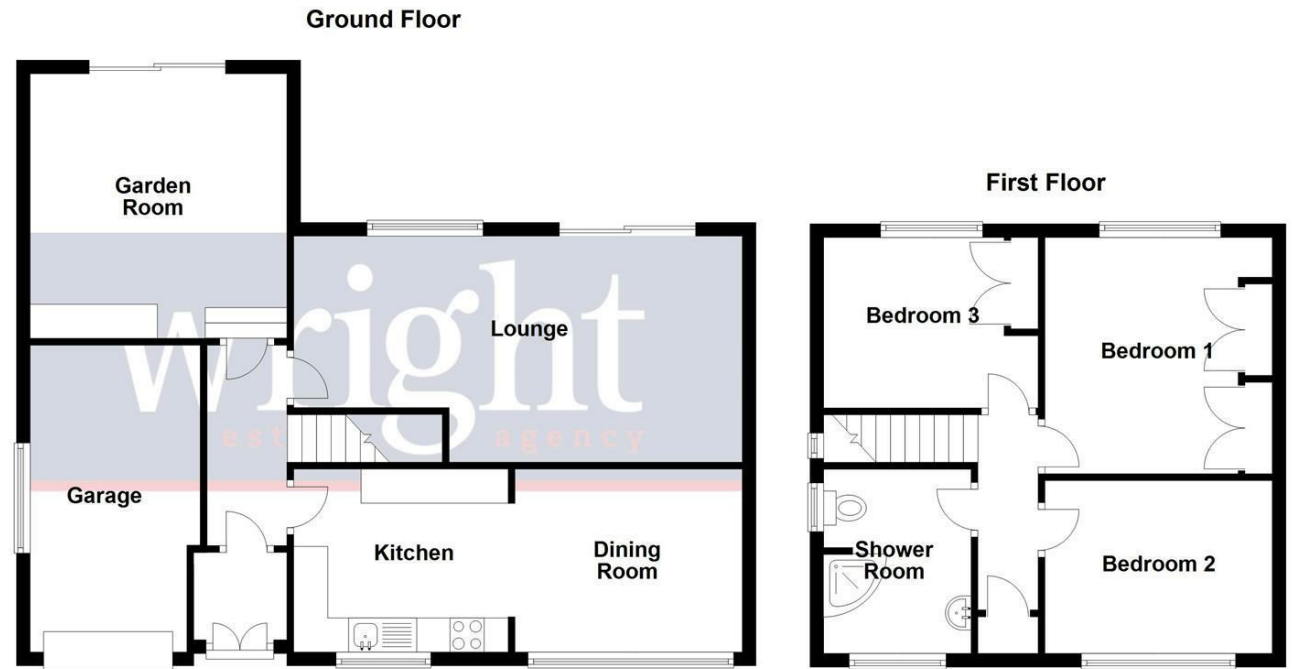
Unconfirmed: gas, electric, telephone, mains water and drainage.

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



33 Regent Street, Shanklin, Isle of Wight, PO37 7AF



Phone: 01983 866822
Email: shanklin@wright-iw.co.uk

Viewing: Date Time