



- Purpose Built First Floor Apartment
- Undercover Parking
- Lawned Communal Gardens

- Excellent SEA VIEWS
- Large Private Balcony
- CHAIN FREE

- 2 Double Bedrooms (1 En Suite)
- Lift to all Floors
- Ideal Full-Time or Holiday Home

7 Sussex View Luccombe Road, Shanklin, PO37 6RQ

**£249,950**



This impressive, sea-facing apartment forms part of a modern, purpose-built development located in a quiet, coastal position within easy walking distance of Shanklin 'Old Village' with a variety of popular pubs and eateries to choose from, the town centre with shops, supermarkets and train station with mainland connections, and the sea front with miles of sandy beaches and coastal paths to explore.

The newly decorated accommodation comprises a good-sized entrance hall with storage, open-plan lounge/diner/kitchen with direct access to a large private balcony enjoying excellent sea views, 2 double bedrooms (1 en suite), and bathroom. Additionally, the apartment benefits from undercover parking, a lift to all floors, and access to lawned communal gardens located at the front of the building.

The fantastic sea views, low-maintenance accommodation, and easy access to local amenities makes this an ideal full-time or holiday home for anyone looking for a 'lock up and leave' style home in one of the Island's most popular coastal locations. Viewing is a must to fully appreciate everything this truly fantastic CHAIN FREE apartment has to offer.





## Accommodation

**Communal Entrance**

**First Floor Communal Landing**

**Private Entrance Hall**

**Lounge/Diner/Kitchen Area**

24'4 x 12'7 (7.42m x 3.84m)

**Balcony**

14'3 x 7'10 (4.34m x 2.39m)

**Bedroom 1**

12'6 x 11' plus recess (3.81m x 3.35m plus recess)

**En Suite**

**Bedroom 2**

11'10 x 10'8 (3.61m x 3.25m)

**Bathroom**

**Outside**

Sussex View is accessed via a gated entrance with a secure telephone entry system. There is a bin storage area and allocated parking located to the rear of the building. Additional undercover parking for residents and the lawned communal garden is located at the front of the building.



Services

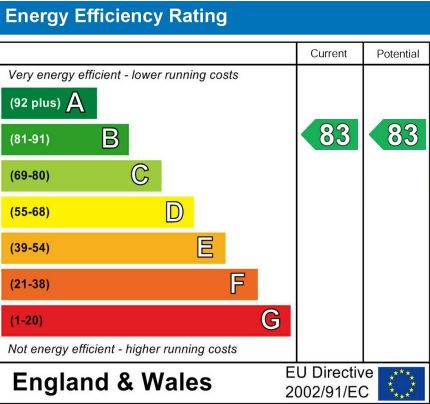
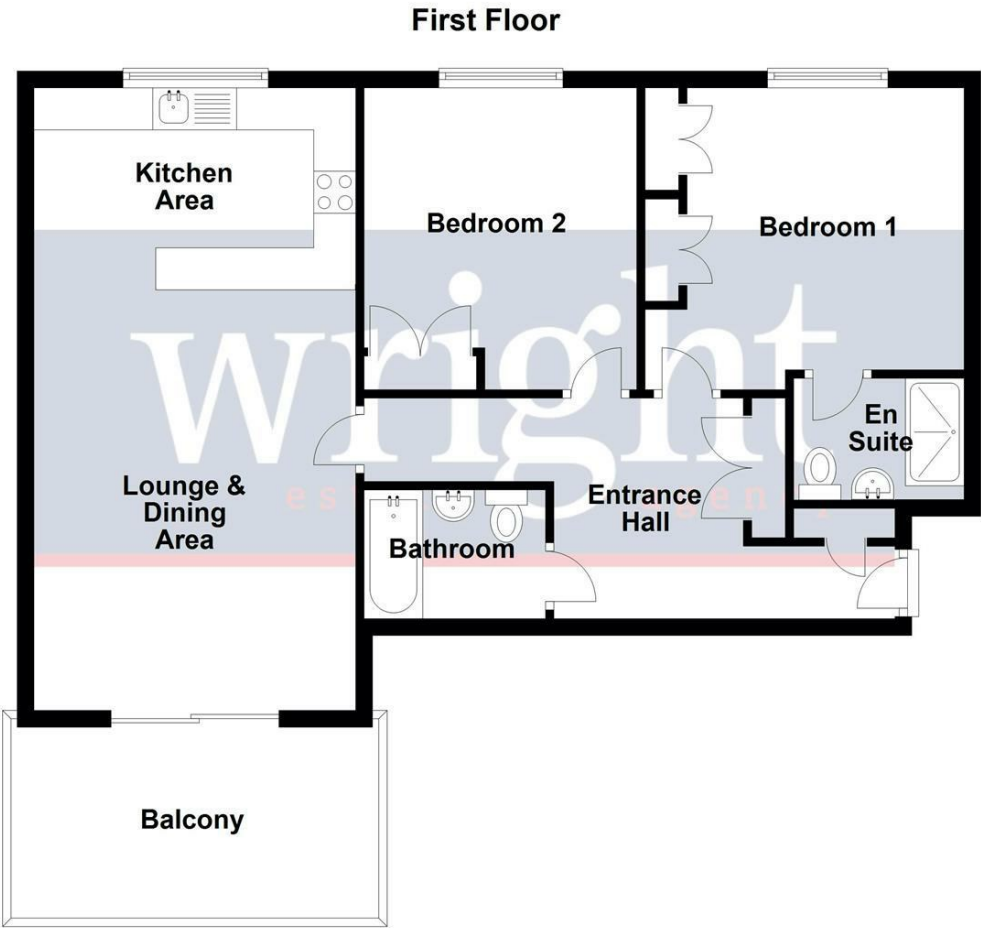
Unconfirmed: gas, electric, telephone, mains water and drainage.

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



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PROTECTED



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