



- Large End of Terrace Home
- Good-Sized Rear Garden
- Close to Local Train Station & Seafront

- 3 Double Bedrooms (1 En Suite)
- Off Road Parking for 2 Cars
- Quiet, No-Through Road Location

- 2 Reception Rooms
- Beautifully Presented
- Viewing Recommended!

25 Newcomen Road, Lake, Isle of Wight, PO36 8NZ

**£299,950**

This surprisingly spacious, end of terrace home is located in a quiet no-through road, just a short walk from Lake train station with direct ferry links to the mainland, the local Tesco Express, bus stops providing a regular service between Shanklin/Sandown, and the seafront with a variety of family-friendly amusements and miles of sandy beaches and coastal paths to explore.

The superbly-presented accommodation is arranged over 3 levels and comprises a lounge, bedroom and bathroom on the ground floor, a family room/dining, kitchen and cloakroom on the lower ground floor, and 2 bedrooms (1 en suite) on the first floor. Additionally, the property benefits from a good-sized rear garden with a private patio area and off road parking for 2 cars, which can be accessed from Brownlow Road.

The convenient no-through road setting, flexible accommodation, off road parking and good-sized garden makes this an ideal home for a family or anyone looking to enjoy life by the sea in one of the Island's most sought after coastal locations. A viewing is a must to fully appreciate everything this truly fantastic end of terrace home has to offer!



# Accommodation

## Entrance Hall

### Lounge

12'11 into bay x 10'9 (3.94m into bay x 3.28m)

### Bedroom 3

11'6 x 8'8 (3.51m x 2.64m)

### Bathroom

7'3 x 5'5 (2.21m x 1.65m)

## Lower Ground Floor Hallway

### Family Room/Dining Room

14'5 x 12'9 into bay (4.39m x 3.89m into bay)

### Kitchen

11'3 x 8'6 (3.43m x 2.59m)

### Cloakroom

## First Floor Landing

### Bedroom 1

14'1 max x 13'1 into bay (4.29m max x 3.99m into bay)

### En Suite

## Outside

To the front of the property the garden is gravelled for ease of maintenance. Gated side access leads to the good-sized rear garden, which is laid mainly to lawn with a private patio area and 2 garden sheds. Gated rear access leads to the off road parking for 2 cars leading onto Brownlow Road.



**Services**

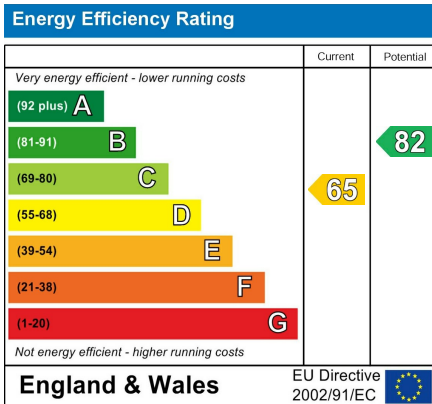
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

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.



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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PROTECTED

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