



- Purpose Built First Floor Apartment
- Lounge & Separate Kitchen
- Communal Gardens

- 2 Double Bedrooms
- EXCELLENT SEA VIEWS
- Quiet Coastal Location

- 2 Private Balconies
- Allocated Parking
- Viewing Recommended!

10 Beech Court Luccombe Road, Shanklin, Isle of Wight, PO37 6RQ

£235,000

This impressive first floor apartment enjoys EXCELLENT SEA VIEWS and forms part of a purpose built development, within easy walking distance of Shanklin Old Village, Big Mead Park and Rylestone Gardens. The town centre is only a few minutes away by car and provides access to a range of shops, supermarkets, and the local train station with direct ferry links to the mainland. The seafront is close by with miles of sandy beaches and coastal paths to explore.

The very well-presented accommodation comprises 2 double bedrooms, lounge, separate kitchen, bathroom, and 2 private balconies. Additionally, the property benefits from allocated parking located at the front of the building, access to the communal garden at the rear, and a storage area on the lower ground floor.

The peaceful setting, low maintenance accommodation, and excellent sea views make this an ideal full-time home or second property for anyone looking to enjoy Island life by the sea in one of it's most sought after coastal locations. A viewing is recommended to fully appreciate everything this fantastic purpose built apartment has to offer!



Accommodation

Communal Entrance

First Floor Landing

Private Entrance Hall

Lounge

14'10 x 11'9 (4.52m x 3.58m)

Balcony

Kitchen

10'8 x 9'8 (3.25m x 2.95m)

Bedroom 1

17'5 max x 17'4 max (5.31m max x 5.28m max)

Bedroom 2

11'9 x 10'3 (3.58m x 3.12m)

Balcony

Bathroom

Outside

To the front of the building there is allocated parking and bin storage for residents of Beech Court. To the rear of the building is the lawned communal garden. There is a storage space on the lower ground floor.



Services

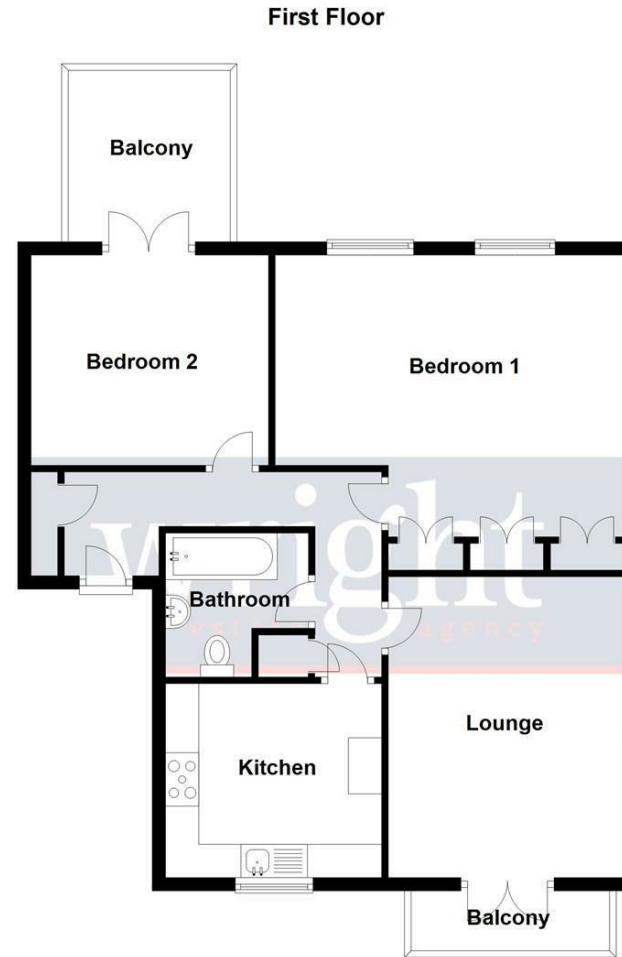
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(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 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