



- Charming Detached Character Property
- Superb Coastal Setting
- Balcony & Large Sun Terrace

- 4 Well-Proportioned Bedrooms
- Ample Driveway Parking & Large Garage
- Short Walk to Nearby Town Centre & Train Station

- Panoramic SEA VIEWS
- 2 Spacious Reception Rooms & Study
- Viewings Welcome

31 Hope Road, Shanklin, PO37 6ED

£585,000

Located at the top of the Esplanade, this imposing detached home offers a unique opportunity to embrace coastal living at its finest. With stunning sea views that stretch across the horizon, this property is a true gem for those who appreciate the beauty of nature and the tranquillity of seaside life.

The house boasts a spacious and inviting layout, perfect for families or those who enjoy entertaining guests. The large windows throughout the property allow natural light to flood in, creating a warm and welcoming atmosphere. Imagine waking up each morning to the gentle sound of waves and the breathtaking sight of the ocean right from your own home.

The coastal location of this property is simply unbeatable. Shanklin is renowned for its beautiful beaches, charming local shops, and vibrant community. Whether you fancy a leisurely stroll along the shore or indulging in the local cuisine at nearby eateries, everything you need is just a stone's throw away.

Additionally, the property features a convenient driveway, providing ample parking space for residents and visitors alike. This added benefit ensures that you can enjoy the coastal lifestyle without the hassle of parking concerns.

In summary, this charming detached home is not just a property; it is a lifestyle choice. With its stunning sea views, prime coastal location, and spacious living areas, it presents an exceptional opportunity for anyone looking to make Shanklin their home. Do not miss the chance to experience the charm and beauty of this remarkable residence.



Accommodation

Porch

Entrance Hall

Lounge

17'3 into bay x 13' (5.26m into bay x 3.96m)

Dining Room

18'1 into bay x 12' (5.51m into bay x 3.66m)

Kitchen

12'6 x 9'11 (3.81m x 3.02m)

Utility Room

11'3 max x 8'3 (3.43m max x 2.51m)

Study

8'1 x 7' (2.46m x 2.13m)

Cloakroom

First Floor Landing

Bedroom 1

13'11 x 11'11 (4.24m x 3.63m)

Balcony

Bedroom 2

14' x 13' (including en suite) (4.27m x 3.96m (including en suite))

En Suite

Bedroom 3

13'1 x 9'11 (3.99m x 3.02m)

Bedroom 4

13'1 x 8'1 (3.99m x 2.46m)

Bathroom

7'11 x 6'3 (2.41m x 1.91m)

Separate W.C.



Outside

The driveway provides ample off road parking and access to the large garage (19'9 x 16'7) with an up and over door. Steps lead to the large sun terrace, which is the ideal spot to enjoy the truly stunning views of the sea.

Services

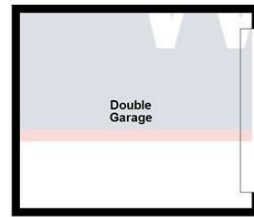
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band E - 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	82
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