



- Purpose Built First Floor Flat
- Allocated Parking
- CHAIN FREE
- 2 Double Bedrooms
- Private Entrance
- Ideal Full-Time or Holiday Home
- Large Lounge/Diner & Separate Kitchen
- Short Walk to Beach & Local Train Station
- Access to Communal Garden

Flat 1, Beatrice Lodge Beatrice Avenue, Shanklin, PO37 6EN

**£150,000**

Located in the charming seaside town of Shanklin, this delightful first-floor flat offers a perfect retreat just a short stroll from the beach. With its prime location, residents can easily enjoy the sun, sand, and sea, making it an ideal choice for those who appreciate coastal living.

The flat features a welcoming lounge/diner and good-sized separate kitchen, providing a comfortable space for relaxation and entertaining. With two double bedrooms complimented by a well-appointed bathroom, this property is perfect for small families, couples, or individuals seeking a peaceful abode by the coast.

In addition to its appealing interior, the flat also boasts the convenience of allocated parking for one vehicle, a valuable asset in this popular area. Whether you are looking for a permanent residence or a holiday home, this property presents an excellent opportunity to embrace the coastal lifestyle.

With its proximity to local amenities, including shops, cafes, and recreational facilities, this flat is not only a lovely home but also a gateway to the vibrant community of Shanklin. Do not miss the chance to make this charming flat your own and enjoy all that this picturesque location has to offer.



# Accommodation

Ground Floor Private Entrance

First Floor Landing

Lounge/Diner

14'11 x 14'1 (4.55m x 4.29m)

Kitchen

9'10 x 9'7 (3.00m x 2.92m)

Bedroom 1

14'3 x 10'3 (4.34m x 3.12m)

Bedroom 2

11' x 10'4 (3.35m x 3.15m)

Bathroom

8' x 6'5 (2.44m x 1.96m)



**Outside**

To the front of the building there is allocated parking for the residents of Beatrice Lodge. To the side of the building there is a gated access to a communal garden area.

**Services**

Unconfirmed: electric, telephone, mains water and drainage.

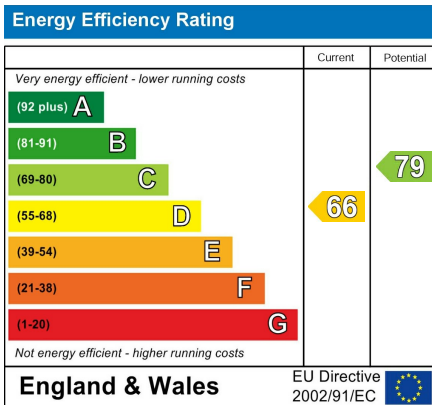
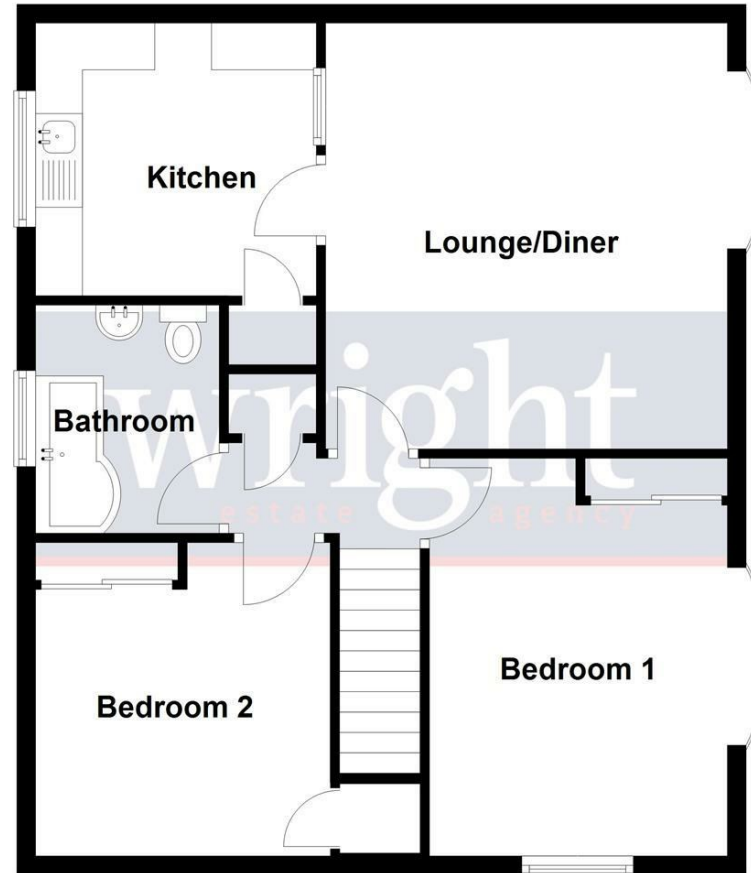
**Council Tax**

Band B - 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.

**First Floor**



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