

shanklin@wright-iw.co.uk

**wright**  
estate agency



- Spacious Garden Flat
- Luxury Showerroom
- Easy Access to Local Amenities

- Three Double Bedrooms
- Dining Area & Study/Home Office
- Superbly Presented Throughout

- Large Lounge & Modern Separate Kitchen
- Private Garden
- CHAIN FREE

Flat 5 16 Prospect Road, Shanklin, PO37 6AE

**£205,000**

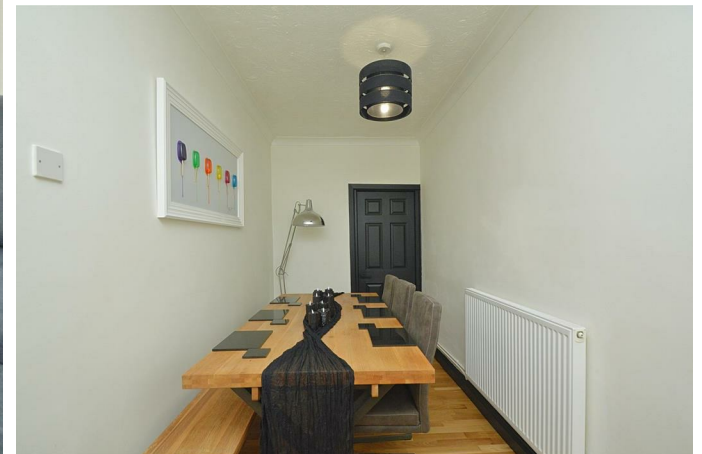


Nestled in the heart of central Shanklin, this delightful garden flat offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The flat boasts a spacious lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The modern kitchen is well-equipped and features a range style cooker, and the separate dining area makes for a wonderful space for family meals or social gatherings. The luxury shower room adds a touch of elegance, ensuring a refreshing start to your day.

One of the standout features of this property is the private garden, a rare find in such a central location. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

With its prime location in Shanklin, residents will benefit from easy access to local amenities, shops, and the beautiful beaches that the area is renowned for. This garden flat is not just a home; it is a lifestyle choice that combines convenience with comfort. Don't miss the opportunity to make this charming property your own.





## Accommodation

### Entrance Hall

### Lounge

16'10 max x 12'10 (5.13m max x 3.91m)

### Kitchen

12'8 x 9'11 (3.86m x 3.02m)

### Dining Area

11'6 x 6'2 (3.51m x 1.88m)

### Shower Room

8'5 x 7'8 (2.57m x 2.34m)

### Bedroom 1

16'10 max x 12'6 (5.13m max x 3.81m)

### Bedroom 2

13'10 x 9'11 (4.22m x 3.02m)

### Bedroom 3

11'8 x 8'9 (3.56m x 2.67m)

### Study

10'5 x 5'6 (3.18m x 1.68m)

### Outside

The property benefits from a private lawned garden with direct access from the lounge.





Services

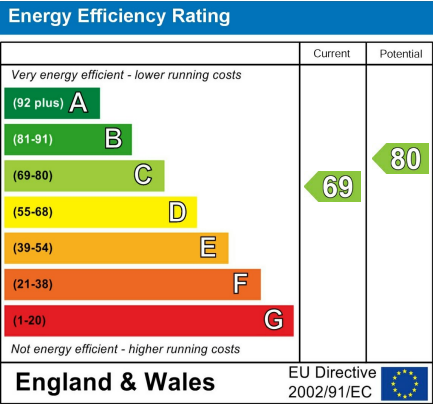
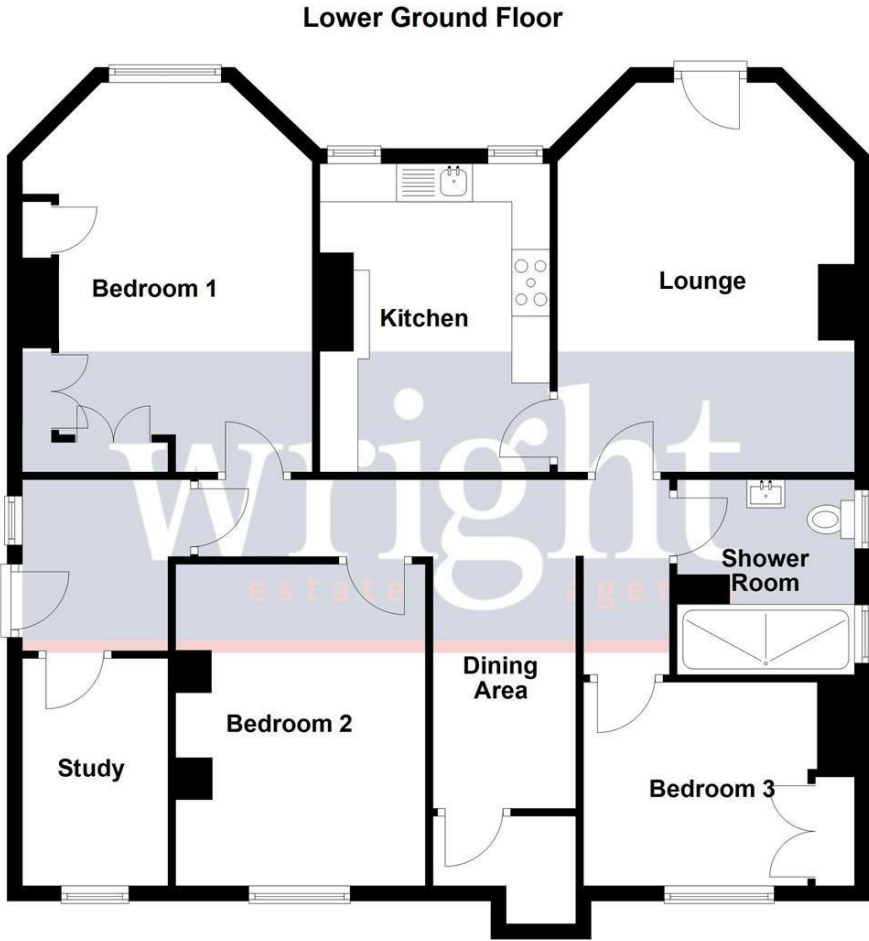
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band A - 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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**Viewing:**      Date .....      Time .....