



- SUPERB First Floor Apartment
- Modern Shower Room
- CHAIN FREE

- 2 Bedrooms
- Lounge with Dining Area
- FANTASTIC SEA VIEWS

- Quality Fitted Kitchen
- Private Balcony & Allocated Parking
- Access to Lawned Communal Garden

14 Beech Court Luccombe Road, Shanklin, PO37 6RQ

**£219,950**

This impressive first floor apartment enjoys EXCELLENT SEA VIEWS and forms part of a purpose built development. Shanklin Old Village is only a 5 minute walk away through the Chine, with Big Mead Park and Rylestone Gardens close by. The town centre is just 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 easily accessible with miles of sandy beaches and coastal paths to explore.

The very well-presented accommodation comprises 2 bedrooms (the main bedroom is large enough to accommodate a king-size bed and the second bedroom would be ideal for bunk beds or a sofa bed), lounge with dining area, modern quality fitted kitchen, shower room, and a private balcony. Additionally, the property benefits from allocated parking, 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 CHAIN FREE apartment has to offer!



# Accommodation

## Communal Entrance

## First Floor Landing

## Entrance Hall

## Lounge

16'6 x 10'8 (5.03m x 3.25m)

## Balcony

## Dining Area

6'10 x 6'4 (2.08m x 1.93m)

## Kitchen

11'8 x 7'9 (3.56m x 2.36m)

## Bedroom 1

12'9 x 10'11 (3.89m x 3.33m)

## Bedroom 2

12'9 x 7'4 (3.89m x 2.24m)

## Shower Room

7'5 x 6'5 (2.26m x 1.96m)

## 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 there is further parking for residents and the lawned communal garden with seating. There is a storage space on the lower ground floor.

## Lease Information

Service Charge £865 every 6 months.  
Share of Freehold (no ground rent payable)  
Lease Length 999 years from 2025.  
No pets or holiday letting are permitted.  
The charges have remained the same for the past 3 years.



**Services**

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

**Broadband**

Broadband is available in this property.

**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.

**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

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